MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday July 22, 2021

The Planning Advisory Commission convened in regular session on Thursday, July 22, 2021 at the Pope County Courthouse, Community Meeting Room.

Members Present: Ronald Feigum, Ivie Cooley, Mark Halls, John Messenger, and Cody Rogahn (County Commissioner)

Other Officials Present: David Green (Land & Resource Management Director) and Shelley Cameron (Sr. Administrative Associate)

The meeting was called to order by Chairman Messenger at 6:42 p.m.

The following items were addressed by the chair:

Additions and Corrections to the Agenda

Director Green states "there may be old business with the issue from last month in which the Planning Commission tabled the application by Riley Brothers Construction to establish an aggregate mining facility and mentioned to be brought back today to be reconsidered and make a decision on it so that it can be passed onto the Board of County Commissioners. This morning I received two emails, one from the property owner and one from Riley Brothers Construction, asking that this not be heard tonight. I am assuming they want more time to gather some more information. That decision will be up to the Board to decide. It is a scheduled item to bring off of the tabled items and make a decision on." The Planning Advisory Commission did not take action to amend the agenda.

IUP-Richard & Patricia Peterson

Chairman Messenger introduces the item. Applicants Richard & Patricia Peterson are present. Director Green presents staff report with a staff recommendation to approve with conditions as stated in staff report. Feigum asks where is the septic system going to be located for your house?" Applicant Richard Peterson states "it will be on the north side." Feigum asks "will there be a septic system located where the campers are?" Applicant Richard Peterson states "No. We use portable tanks (Director Green passes out a picture showing this) and haul them to the Holiday dump station." Patricia Peterson states "that RV that is there right now, we are living in it until our home is built and the other one is for our daughter. She puts it there in the spring on Memorial Day and by Labor Day it is removed. They are not out there constantly. It is just there because they do not have a vehicle to pull it back and forth to Alexandria all the time. The other daughter that brings a camper comes and goes." Commissioner Rogahn asks "when

will you begin construction for your new home?" Applicant Patricia Peterson states "it has started already. They have the site prepped." "Chairman Messenger asks for any additional comments from the applicant to add. Applicant Patricia Peterson states "no not really. We didn't try to upset any neighbors or anything like that." Chairman Messenger opens the public meeting and asks "is there anyone speaking in favor of this?" Lindsey Toenyan states "I am the daughter and owner of the other camper that stays there just for the summer. This is my grandparents farm so my family really enjoys it especially when this pandemic is going on. We are very clean and it is just a nice place for my family and my two small children to enjoy. We are hoping that it gets approved." Chairman Messenger asks "is there anyone speaking against this?" None noted. Chairman Messenger closes the public hearing. Comments from the site team indicate that they have no objections or concerns. Chairman Messenger seeks a motion. Commissioner Rogahn states "based upon the information as presented in the staff report and facts as gathered this evening, I move to offer a recommendation of approval of the Interim Use Permit provided that the conditions as identified in the staff report are complied with." Cooley seconded. Motion carried with no dissenting votes noted.

CUP-Jordan Vaughan-Hammers Construction and Chris Strom of RD Offutt Farms

Chairman Messenger introduces the item. Applicant Chris Strom with RD Offutt is present. Director Green presents staff report with a staff recommendation to approve with conditions stated in staff report. Halls asks the applicant is this just for seasonal workers?" Applicant Chris Strom states "yes, primarily for fall harvest and maybe a couple in the spring but not near what there is in the fall. Spring is going to be 3-4 weeks and maybe 3-4 people and fall they are looking for maybe 15 to 25 people for maybe two months." Chairman Messenger asks for any additional comments from the applicant. Applicant Chris Strom states "with conditions today and getting the manpower to do things and we deal with food product so it takes a lot of people to inspect the product and such. It is becoming an issue for places for these people to stay when you bring them in to help. This is our solution to try and help with the employment issues that we are dealing with." Chairman Messenger opens the public meeting and asks "is there anyone speaking in favor of this?" None noted. Chairman Messenger asks "is there anyone speaking against this?" Michael Kent states "my only problem with it is this land is adjacent to my parents' property. My mom lives there and I moved in with her after my father passed away. We are concerned with increased traffic and the fact that it is going to be used only seasonally may encourage people to vandalize it which could draw them over to our property. We have already seen an increase in traffic over the past few years with farm semi's going by and such. They have been good neighbors that is just a few of our concerns. I agree that they probably need the housing but I am not sure if putting it out in the middle of nowhere is the best place for it. Maybe having it be closer to the plant if that is even possible." Chairman Messenger closes the public hearing. Comments from the site team indicate that

they have no objections or concerns. Cooley asks "is there some kind of assurance that we have a person limit in place?" Chris Strom states "they are setting up the sewer system for 24 people occupancies. We are not going to have over that in this facility. We do not have that many people that we bring in from the other areas. We have local people that we hire as well but they have their own homes. These are for the seasonal people that come in and at this time we just don't have that many people coming in." Commissioner Rogahn states "I assume that you will have sufficient lighting for security issues?" Applicant Chris Strom states "yes, we will and I believe that is in the conditions as well." Chairman Messenger seeks a motion. Halls states "based upon the information as presented in the staff report and facts as gathered this evening, I move to offer a recommendation of approval of the Conditional Use Permit provided that the conditions as identified in the staff report are complied with." Feigum seconded. Motion carried with no dissenting votes noted.

Tabled/Old Business

IUP-Riley Brothers Construction Inc

Chairman Messenger introduces the item. Director Green comments that there will need to be a decision on the request from the applicant and the co-applicant whether you want to postpone this decision or not or do you have enough information. Commissioner Rogahn makes a motion to un-table. Cooley seconded. Motion carried with no dissenting votes noted. There is discussion by the Board. Cooley states "I move to offer a recommendation of denial for the Interim Use permit as requested. Commissioner Rogahn seconded. Motion carried with no dissenting votes noted.

Adjournment 7:43 p.m. Motion by Feigum to adjourn the Planning Advisory Commission meeting. Motion seconded by Cooley. Motion carried with no dissenting votes noted.

Respectfully submitted,

Shelley Cameron/Sr. Administrative Associate
Pope County Land & Resource Management