MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday September 24, 2020

The Planning Advisory Commission convened in regular session on Thursday, September 24, 2020 at the Pope County Courthouse. In an effort to comply with MDH recommendations issued with the declared Peacetime Emergency in response to the spread of COVID-19 (coronavirus) in MN, the Board members convened in the Commissioners Board room while staff (Dir. Green) convened in the Community room.

Members Present: Roger Isdahl, Ronald Feigum, Ivie Cooley, John Messenger, Brian Jergenson, Mark Halls, Larry Lindor (County Commissioner) and Cody Rogahn (C.C. alt)

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

The meeting was called to order by Chairman Jergenson at 6:09 p.m.

The following items were addressed by the chair:

Additions and Corrections to the Agenda

There was no additions or corrections to the agenda.

Review Minutes of August 27, 2020
The minutes of the Planning Advisory Commission meeting held on Thursday August 27, 2020 were submitted for approval. Motion by Messenger to accept the minutes as written. Commissioner Lindor seconded. Motion carried with no dissenting votes noted.

CUP-Richard Moen
Chairman Jergenson introduces the item. Applicant Richard Moen is present. Director Green presents staff report with a recommendation to approve the application with conditions stated in the staff report. There is discussion on reciprocal setbacks in regards to feedlots and animal units. Chairman Jergenson asks for any additional comments from the applicant. Applicant has no additional comments. Chairman Jergenson opens the public meeting and asks "is there anyone speaking for this?" None noted. Chairman Jergenson asks "is there anyone speaking against this?" None noted. Chairman Jergenson closes the public hearing. Comments from the site team indicate that they have no objections or concerns. Isdahl asks (the applicant) "is there currently an easement to get there?" Applicant Richard Moen states "I don't have a written easement but a verbal easement." Halls states "from past experience I would highly encourage you to get a written easement." Commissioner Lindor mentions that in the conditions it is required the applicant have the Right to Farm Acknowledgment form signed and returned to Land & Resource Department. Chairman Jergenson 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 provide that the conditions as identified in the staff report are complied with." Messenger seconded. Motion carried with no dissenting votes noted.

CUP-Bruce Jerve

Chairman Jergenson introduces the item. Applicant is not present. Director Green presents staff report with a recommendation to approve the application with conditions stated in the staff report. Chairman Jergenson opens the public meeting and asks "is there anyone speaking for this?" None noted. Chairman Jergenson asks "is there anyone speaking against this?" None noted. Chairman Jergenson closes the public hearing. Comments from the site team indicate that they have no objections or concerns. Chairman Jergenson seeks a motion. Messenger 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.

CUP-Steven Fitch, Trillium Systems, Inc.

Chairman Jergenson introduces the item. Applicant Steven Fitch is present. Director Green presents staff report with a recommendation to approve the application with conditions stated in the staff report and makes a point that it should not exceed 20% impervious surface threshold in a Natural Environment Zoning District. Chairman Jergenson references condition #11 and asks "if outdoor storage is permitted, is it going to be entirely fenced?" Chairman Jergenson asks for any additional comments from the applicant. Applicant Steven Fitch states "I have no additional comments other than I would probably fence it if there was outdoor storage." Feigum asks "what type of fence?" Applicant Steven Fitch states "if I had outdoor storage, I would put up a fence and it would probably be vinyl." Halls asks "is there room to put a house?" Director Green states "I believe there is now but the question would be how many structures do you want to see in a Shoreland Natural Environment Zoning District?" There is discussion about hours of operation. Chairman Jergenson opens the public meeting and asks "is there anyone speaking against this?" Todd Malecha states "I represent Westport Township and our big concern is it possibly looking like a junk yard and becoming a big mess. We don't know what kind of buildings will be located and what kind of fencing. I was approached by other people with these concerns. Lacie Hassa is here with me tonight and she has concerns with her children and the added vehicles coming and going day and night. Bottom line is we want it to remain looking respectful and keeping everyone safe. Lacie (Hassa) is also concerned about the right of way. It encompasses the gravel road to her home." Lisa Peterson states "we recently bought the lot east and we are planning on building a home. We have been looking for a property on the lake for a couple of years now. It is so peaceful and quiet and I have children and dogs and I am concerned with the increased traffic this will bring. We don't want to live in an area that is what I consider a commercial business and not retain this area to residential. I am also concerned or have questions of the hours of operation and the lighting." Lacie Hassa states "these storage unit (s) will have a big impact on us. I have safety concerns with having two toddler boys and my husband is deployed. This adds a lot of stress. With winter there is a lot of drifting snow and this will be an issue and the increased traffic will impact the road. We

maintain the road ourselves. We also have concerns how this will impact our resale value of our home. Having storage units out on this property would not only affect our community, it would affect the wildlife as well. Many animals have made homes out on this acreage. Bald eagles, deer, loons and a variety of ducks make the land, tress and water their homes. There would be more garbage blowing out of the storage units. It can be very windy with very little wind block available. Vehicle exhaust and or oil or gasoline leaks are concerns as well. None of our neighbors like the idea of having a commercial property in our residential area. My family is feeling very unsettled with the idea that so many more strangers would be coming and going in our neighborhood. I have ten signatures from other residents." Paul Williams states "I live across the lake and my point would be this is an environmental lake. This is going to affect the wildlife we have a family of eagles. The landscape is mother nature and it is not going to be a positive in our neighborhood or area." Steven Koppen states "as a member of the fire department and this being a commercial building is there going to be a sprinkler system installed for protection?" Director Green states "they must build to the state building codes." Lisa Hassa states "some of the things to consider if you were to approve would be is the applicant responsible for maintaining 135th Street and the upkeep the road since it will be used for the added traffic he will be creating. Such as timely plowing and filling and grading the road. Can there be surveillance cameras for protection. If there is going to be a tall fence can there possibly be a row of trees for privacy. Thank you." Chairman Jergenson asks "is there anyone speaking for this?" None noted. Chairman Jergenson closes the public hearing. Chairman Jergenson asks for comments from the site team. Cooley from the site team states "I am surprised for the proposal to put a commercial facility there. It looks like a residential area. We also haven't identified what is going to be stored. The proposal seems a little abstract and what the purpose is. It hasn't been defined. The area looks most appropriate for residential purposes." Fegium from the site team states "I agree that it is unclear what they are going to do with the property. Messenger from the site team states "the access road itself it was stated that Lacie (Hassa) has done the maintenance. It does have a low spot that will require some gravel. I can see a personal storage unit but not a commercial." Commissioner Lindor comments that a conditional use would allow it to be used as commercial otherwise it would remain residential. Chairman Jergenson seeks a motion. Cooley states "I move to offer a recommendation of denial for the Conditional Use Permit as requested because I think the commercial aspect in inappropriate for this site." Feigum seconded the motion. Motion denied with no dissenting votes noted. Chairman Jergenson seeks a motion to direct staff to develop findings. Cooley states "I motion to direct staff to develop findings based on evidence considered and consistent with recommendation of denial. Messenger seconded. Motion carried with no dissenting votes noted.

CUP-Paul Kolden

Chairman Jergenson introduces the item. Applicant Paul Kolden is present. Director Green presents staff report with a recommendation to approve the application with conditions stated in the staff report. Chairman Jergenson asks for any additional comments from the applicant. Applicant Paul Kolden states "the staff has been really helpful to me and the site visit went well. It is a Morton building and well-engineered. Chairman Jergenson opens the public meeting and asks "is there anyone speaking for this?" None noted. Chairman Jergenson asks "is there

anyone speaking against this?" None noted. Chairman Jergenson closes the public hearing. Comments from the site team indicate that they have no objections or concerns. Chairman Jergenson seeks a motion. Messenger 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 Conational Use Permit provided that the conditions as identified in the staff report are complied with. Isdahl seconded. Motion carried with no dissenting votes noted.

Tabled/Old Business
There was no old or tabled business.

Adjournment 7:32 p.m. Motion by Commissioner Lindor to adjourn the Planning Advisory Commission meeting. Motion seconded by Feigum. Motion carried with no dissenting votes noted.

Respectfully submitted,

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