

Environmental Services Department

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STEARNS COUNTY PLANNING COMMISSION MEETING
Stearns County Service Center – Room 121(BCD)
3301 County Road 138, Waite Park, MN
Thursday, January 19, 2017
7:00 P.M.

AGENDA

Pledge of Allegiance

Oath of Office for New/Reappointed members

Election of Chairperson, Vice Chairperson and Secretary for 2017

Chair: LeRoy Gondringer

Vice Chair: John Kreihbiel

Secretary: Ken Massmann

Public Hearings

1. To consider a **conditional use permit** application submitted by **Verizon Wireless**, Minneapolis MN on **behalf of Lawrence and Theresa Kunkel**, Kimball MN according to Sections 4.8, 7.27.4 and 9.2.5D of Stearns County Land Use and Zoning Ordinance #439, to construct a wireless communications tower and equipment shelter in the A-40 zoning district. The property is located in the SE1/4 SE1/4 and part of the SW1/4 SW1/4 Section 2, Maine Prairie Township (122/29), lying northerly of 190th St and westerly of County Road 146.

ACTION TAKEN: The Planning Commission **unanimously recommended approval with the following conditions:**

1. The applicants shall comply with the erosion control standards within Section 7.10 of Stearns County Zoning Ordinance #439 including the requirement for an NPDES permit from the MPCA if one acre or more of land is disturbed as a result of road building and tower/compound construction.
2. Upon completion of the tower, a certification that the tower and antenna conform to the latest standards of the Uniform Building Code from a licensed engineer shall be submitted.

2. To consider a request for a **conditional use permit** submitted by **Milk and Honey Ciders**, Cold Spring MN on **behalf of IMS Properties LLC**, St. Joseph MN according to Sections 4.8, 6.5 and 9.3.5B of Stearns County Land Use and Zoning Ordinance #439 to operate a farm winery in the Agricultural 40 (A-40) zoning district. The property under consideration is located in part of the SW1/4SE1/4 of Section 8, St. Joseph Township (124/29), lying northerly of County Road 51.

ACTION TAKEN: The Planning Commission **unanimously recommended approval** with the following conditions:

1. An approach permit shall be obtained from the County Highway Department.
2. The State Accessibility Code is required to be met. A Certificate of Occupancy shall be submitted once it's issued by a licensed building official.
3. A wetland delineation is required to be completed and approved prior to issuance of a construction site permit.
4. The sewage treatment sites shown on the site plan shall be marked so they aren't disturbed (i.e. fence, etc.)
5. The maximum number of special events per year shall be 12. One of the special events may be up to 3 days in duration. All other special events shall not exceed one day.
6. Regular hours where the business is open to the public shall be from 8am – 10pm Monday thru Sunday. For special events, business hours shall be 8am – 12am. Any outdoor music shall be allowed from 8am – 10pm.
7. The maximum capacity for special events shall be 300 people on the property at any one time.
8. A minimum of two portable toilets per 150 people (1 for each sex, 1 handicap accessible) shall be available during special events. The portable toilets shall be maintained in a sanitary condition.
9. Shall obtain appropriate licenses from Stearns County Environmental Services and/or the Minnesota Department of Agriculture. License requirements will be determined based on whether or not food is being served and what portion of the business sales come from cider sales, food sales and other sales.
10. Obtain a Farm Winery License from the State of Minnesota.

3. To consider a **rezoning** request submitted by **Dennis Hiltner**, Richmond MN on **behalf of James and Norma Hiltner**, Eden Valley MN to rezone approximately 14.37 acres from the Residential 10 zoning district to the Residential 5 zoning district in accordance with Section 4.10 of Stearns County Land Use and Zoning Ordinance #439. The property under consideration is part of Government Lot 5 in Section 17, Eden Lake Township (122/31), lying easterly of Deerbrook Circle. Property address is 23848 Deerbrook Circle, Eden Valley.

ACTION TAKEN: The Planning Commission **unanimously recommended approval** of the request.

4. Minutes of December 15, 2016

ACTION TAKEN: The Planning Commission **unanimously approved** the minutes.