

# *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, February 16, 2017**  
**7:00 P.M.**

## **AGENDA**

Pledge of Allegiance

### **Public Hearings**

1. To consider a **conditional use permit** application for a Major Shoreland Alteration submitted by **Anthony Hughes**, Maple Grove, MN according to the requirements of Sections 10.2.14D of Stearns County Land Use and Zoning Ordinance #439 to excavate an area for a walkout basement for a proposed new single family residential dwelling unit. The property under consideration is Lot 6, Block 1, Meemken Addition, Section 30, Wakefield Township (123/30). Property address is 18998 Koetter Lake Rd. Richmond MN.

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

1. Silt fence shall be installed as proposed prior to earth moving work commencing.
2. All disturbed areas created by this project (lakeward side of the home) shall be seeded and covered with double sided erosion control blanket by August 1, 2017.

2. To consider a request for an **interim use permit** submitted by **Knife River**, Sauk Rapids MN according to Sections 4.18, 6.15 and 9.3.6A of Stearns County Land Use and Zoning Ordinance #439 to operate a temporary asphalt mixing facility until Nov 30, 2019. The property under consideration is located in part of the NW1/4 NE1/4 of Section 35, Holding Township (127/30), lying southerly of 450<sup>th</sup> St and easterly of 150<sup>th</sup> Ave. Property address is 14887 450<sup>th</sup> St, Bowlus MN.

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

1. The permitted hours of operation are from 6am to 9pm, Monday through Saturday with generator start-up at 5:30am. Sundays and Holidays shall be excluded. Equipment maintenance is allowed 24 hours a day unless Environmental Services receives a complaint in regards to the nighttime maintenance that cannot be resolved by any means other than reducing the hours of operation. If this situation should arise, equipment maintenance shall be limited to the 6am-9pm hours of operation.
2. The permit shall be valid until November 30, 2019.
3. Truck hauling signs shall be posted during times of hauling.

4. The applicant shall submit and maintain a \$5000 financial guarantee to guarantee that the temporary equipment and materials are removed upon termination of the interim use permit.
5. Recycled asphalt pavement and/or excess materials shall be removed upon completion of operation.

3. To consider a request for a **conditional use permit** submitted by **James & Kaylene Caspers**, Avon MN according to Sections 4.8 and 7.6.5 of Stearns County Land Use and Zoning Ordinance #439 to do a conventional subdivision in the Conservation Design Overlay District. Specifically, the request is to plat off the existing building site. The property under consideration is located in part of the E1/2 SE1/4 in Section 20 and part of Government Lots 5 & 6 in Section 21, Avon Township (125/30), lying at the north end of Marsh Lane and west of Lower Spunk Lake. Property address is 17470 Marsh Ln, Avon MN.

**ACTION TAKEN: The Planning Commission unanimously recommended approval of the request with no conditions.**

4. To consider a **rezoning** request submitted by **Justin and Verena Finken**, Holdingford MN to rezone approximately 0.07 acres from the Agricultural 40 zoning district to the Commercial zoning district in accordance with Section 4.10 of Stearns County Land Use and Zoning Ordinance #439. The property under consideration is part of Lot 1 Block 1 Ruth's Addition, located in Section 13, Holding Township (126/30), lying westerly of Co Rd 3. Property address is 41629 Co Rd 3, Holdingford MN.

**ACTION TAKEN: The Planning Commission recommended denial on a 3-2 vote. Ken Massmann, LeRoy Gondringer and Jeff Bertram voted for the motion. Shawn Blackburn and Mike Proell voted against the motion. (Robert Spicer abstained from voting and John Krehbiel was not in attendance.)**

5. Minutes of January 19, 2017

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

6. Discussion about moving Planning Commission meetings downtown and televising them.

**ACTION TAKEN: The Planning Commission unanimously voted to recommend the meetings remain at the service center.**