

# *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**

**Wednesday, July 18, 2018**

**7:00 p.m.**

### **AGENDA**

Pledge of Allegiance

#### **Public Hearings**

1. To consider a request for an **Ag-Oriented Business Conditional Use Permit** submitted by **Mora Creamery Development Inc.**, of Melrose, MN according to the requirements of Section 4.4, 4.6, 4.8, 4.14, 6.5 and 9.2 of Stearns County Land Use and Zoning Ordinance #439 to construct a 50'x80' total confinement barn for housing of cattle and storage of solid manure. The feedlot is currently registered for 120 Animal Units (AU) consisting of slaughter cattle. The property under consideration is located at 37274 State Hwy. 237 Melrose, MN 56352 in the NE ¼ of the SE ¼ in Section 6 of Oak Township.  
**ACTION TAKEN:** The Planning Commission **unanimously recommended approval with the following conditions:**
  1. The applicant shall contact the Environmental Services Department within three days of construction completion so a post-construction inspection may be completed.
  2. The owner shall construct all proposed improvements according to plans, specifications, and guidelines submitted with the application, unless otherwise approved by the Environmental Services Department.
  3. The grounds and all structures shall be maintained in a clean and safe manner.
  4. The use shall comply with all applicable Federal, State and County rules and regulations.
2. To consider a **Conditional Use Permit** application for a **Major Shoreland Alteration** submitted by **Samuel Shaum** of Sauk Centre, MN, according to the requirements of Section 10.2.14 D. of Stearns County Land Use and Zoning Ordinance #439 to excavate an area on his property for creation of a wildlife pond. The property under consideration is located at 41232 435<sup>th</sup> Ave., Sauk Centre, MN, 56378, on 40.00 acres, SE4 of the SW4 of Section 18, T126N, R34W, Sauk Centre Township.  
**ACTION TAKEN:** The Planning Commission **unanimously recommended approval with the following conditions:**
  1. Silt fence or straw bales must be constructed between the proposed excavated area and the creek prior to any authorized excavation commencing.
  2. All disturbed areas created by this project must be seeded and covered with straw mulch by September 30, 2018.
  3. All spoils from the excavated area must be removed and placed in an upland location outside of the wetland.
3. To consider a **Conditional Use Permit** application for a **Major Shoreland Alteration** submitted by **Jeff Drown**, St. Cloud, MN, according to the requirements of Sections 10.2.14 D. and 10.2.14

I. (1) (b) of Stearns County Land Use and Zoning Ordinance #439 to cut and fill for construction of a proposed new single family residential dwelling unit and associated swimming pool and retaining wall. The property under consideration is located at 18383 Dover Rd., Clearwater, MN 55320 on 46.60 acres of Government Lots 6 and 7 and part of the SW4 of the SE4 of Section 8, T122N, R27W, Lynden Township.

**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 shall be temporarily stabilized with oats and straw mulch by November 1, 2018.
3. All disturbed areas created by the project to be final stabilized by October 31, 2019.
4. Contractor performing earth moving work activities to be licensed as required by County Ordinance.

4. To consider a **Conditional Use Permit** application for a **Major Shoreland Alteration** submitted by **Blattner Investments Inc.** of Avon, MN, according to the requirements of Sections 4.8.10 and 10.2.14 D. of Stearns County Land Use and Zoning Ordinance #439, to amend the proposed cut and fill amounts authorized under Conditional Use Permit P-8927, issued in September, 2017. The property under consideration is located at 16767 County Road #9, Avon, MN 56310 on 51.80 acres of Government Lot 2 in Section 34, T125N, R30W, Avon Township.

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

1. All Best Management Practices must be implemented and maintained as designed by AECOM engineering firm.
2. All stabilization recommendations designed by AECOM must be followed – no deviations.
3. Site grading and stabilization to be complete by October 1, 2018.
4. An as-built plan shall be submitted by the engineer with spot elevation checks every 100 feet around the perimeter of the impacted area.
5. The bond for the original permit (P-009152) is set to expire on October 12, 2018 and will need to be extended for an additional year.
6. Final approval of stormwater plan must be obtained prior to authorized work commencing.

5. Adjourn