

Polk County  
Planning Commission  
February 24, 2023

Call to Order: 9:00 A.M.

Members in Attendance - Mike Powers, Paul Jore, Mike Schulz, Richard Kuzel, Warren Strandell, Don Cavalier, Rolland Gagner and Kristie Jerde

Members Absent: Tom Noah, Arlet Phillips and Len Vonasek.

Also Present: Polk County Environmental Services' staff: Jacob Snyder and Michelle Erdmann.

Election of Officers:

Chairman – Gagner nominated Powers for Chairman

Powers called 3 times for other nominations – none

Motion was made by Cavalier for Powers to be Chairman. Second by Schulz.

All in favor

Vice-Chairman – Powers nominated Gagner for Vice Chairman

Powers called three times for other nominations – none

Motion was made by Cavalier for Gagner to be Vice Chairman. Second by Schulz.

All in favor

Minutes: A motion was made to approve the Planning Commission minutes from December 2, 2022 meeting by Kuzel. Second by Gagner. All in favor.

**Public Hearing:            CUP – Minnkota Power Coop                            Parcel #72.00065.00**

Powers read the notice of the hearing, waiving the reading of the full legal and turned the meeting over to Snyder.

Snyder then stated the applicant is requesting a Conditional Use Permit (CUP) for the expansion, maintenance, and operation of an electrical substation located in Section 9 of Winger Township.

Ordinance requirements for this request are found in PCZO Section 12.6200.

Snyder said the applicant is requesting a conditional use permit to expand, maintain and operate an existing electrical substation on a parcel which is 14.7 acres in size. The expansion will involve new 230kV electrical equipment and provide reliable electricity to the area. The proposed expansion area is approximately 80' x 172' in size and will provide an electrical tie into the neighboring Otter Tail Power Company electrical substation. The substation has been

located on the site since the 1950's and predates the Polk County Zoning Ordinance. The site is in need of renovations to provide reliable power to the Northwest service area in Minnesota.

Snyder stated Minnkota Power Cooperative has an increased need for improved electric stability and reliability to the surrounding area. The location of the electrical substation has existed on this site with no conflict to neighboring land uses for over 70 years. The proposed expansion would have a new access approach into the site to provide adequate off-street parking for the facility and secured from the public via fencing similar to the existing substation. The applicant noted on the application that the substation would fit into the neighborhood and not create a public hazard.

Snyder said that no comments have been received on this request. He then went over slides showing their application, site location map, site map, sketch and photos of the property.

Snyder stated that staff recommends approval of the CUP request with the following conditions:

1. The conditional use permit shall become void one year after it was granted unless used.
2. That the installation is secure from the public and does not create a potential public hazard.
3. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.
4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
5. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
6. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
7. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
8. That the use of the property shall at all times be in compliance with all Federal, State of Minnesota, and County of Polk rules and regulations.

Powers asked if there were any questions from the applicant or board. There was some clarification on approaches and parking.

A motion was made by Jore to recommend approval to the County Board with staff conditions. Second by Schulz.

Ayes – All

Nays – none

Motion carries.

Snyder stated that this will now go before the County Board for final approval on Tuesday February 28, 2023.

**Public Hearing:            PLAT – Lady Slipper Lane            Parcel #61.00233.00 & 61.00240.00**

Powers read the notice of the hearing, waiving the reading of the full legal and turned the meeting over to Snyder.

Snyder then stated that the applicant proposes to plat a private roadway “Lady Slipper Lane” to provide legal access to existing parcel #61.00240.00. The existing private roadway is located in sections 33 and 34 of Rosebud Township.

Ordinance requirements for this request are found in PCZO Sections 22.0200, 22.0400, 22.2733, 22.2732 and 22.2721.

Snyder said the plat is proposed to create a private roadway “Lady Slipper Lane” to provide legal access to existing parcel #61.00240.00. The road is an existing private roadway that was built by the landowner to access his home located on parcel #61.00240.00 but had no right-of-way specifications associated with the road. The landowner is exploring wetland conservation easements on parcel #61.00233.00. The plat would provide a legal access into the existing homestead and is needed to ensure that road maintenance is possible in the future.

Snyder stated that a private road agreement must be recorded with the deed on the parcels when the final plat is recorded, this will be addressed conditionally if approved. The applicant is currently working with Dave Buehler, attorney, to satisfy the condition for a private road agreement to be recorded with the plat. At the end of the private roadway a cul-de-sac area is indicated on the plat and must be reconstructed as this was an existing turn around but recently has been left to re-vegetate. The applicant will need to redress the old road turn around prior to final plat recording. If the applicant disturbs more than 1-acre of property during the development of the roadway, then a NPDES/SWPPP permit is required from the MPCA.

Snyder said that there are wetlands located within the proposed plat area and were drawn using the National Wetland Inventory Map. Since no development or roadway expansion is planned along wetland areas a full delineation was not required by the East Polk SWCD. Floodplain areas are located within the plat area. The effective maps for this area are indicated on the plat but were developed in 1983. New preliminary maps have little to no floodplain indicated on the parcels. PCZO 22.2721 (17.) states all subdivisions shall have road access both to the subdivision and to the individual building sites no lower than two feet below the Regulatory Flood Protection Elevation. According to Widseth the lowest adjacent road elevation for this existing roadway is 1273.87 (1988 datum) which is higher than the RFPE of 1272.96 (1988 datum).

Snyder stated that P&Z staff has viewed the site as well as conducted soil evaluations with a septic system contractor this past fall. Soils indicated standard ISTS can be located on parcel #61.00240.00. Rosebud Township will only take maintenance of the roadway if it serves 4 homesteads and the landowner(s) petition to have the Township take the road maintenance over. Staff feels that the roadway is adequate for private access and requires little work on the cul-de-sac to bring the road to full compliance with MN ch. 8820-9920 roadway standards.

Snyder said the following comments were received:

1. Rachel Klein, East Polk SWCD contacted our office via email stating that Richard had a meeting with their office about his plans for the plat and it would be okay for them to use the National Wetlands Inventory maps for the wetland locations along the roadway but if possible, she would like to have that noted on the plat. Also, she added that it was mentioned to her that parcel #61.00233.00, is going to be enrolled in a wetland program through the NRCS, so she sees the risk of these wetlands being impacted as low.
2. Rosebud Township contacted our office to ask questions about the plat, their policy is to have 4 homes along the roadway in order to meet Township standards to take maintenance over. The Township sent a letter stating that several supervisors for the Township viewed the proposed plat of Lady Slipper Lane, with the private roadway being well maintained and meets the needs for access. They added that if a petition is presented to the Township in the future to make this a public roadway it would need to be improved to meet the specifications of Rosebud Township.
3. Rich Sanders, County Highway Engineer stated via email there are no issues with the existing access from Co Hwy 6 into the homestead.

Snyder then went over slides showing: application, site location maps, site maps, floodplain maps, site photos and the plat map. Snyder said staff recommends approval of the Preliminary/Final Plat with the following recommendations:

1. If applicable, covenant restrictions or association agreements included for the plat must be reviewed by the County before approval of the final plat. If applicable, these covenant restrictions and/or association agreements must be recorded with the Final Plat.
2. A private road must be constructed to meet township specifications and be serviced by a road agreement recorded with the deed of each lot with frontage on the private road. Roadways must be constructed to Township specifications and approved by the road authority, Rosebud Township. A draft has been received.
3. Access to the proposed platted lots must be granted by the Road Authority, this is Polk County Highway Department. This has been done.
4. Within six (6) months of preliminary plat approval, the developer shall submit a Final Plat. The plat may contain only that portion of the approved preliminary plat which is proposed to record. Failure to meet this provision shall void the Preliminary Plat.

Powers opened the meeting for any questions. Johnson said he has lived there for 50 years and the DNR improved the road in the 50's to gain access to build a dam. He stated he has enjoyed working with the Zoning staff.

Motion was made to recommend approval of the Preliminary/Final Plat with staff recommendations to the County Board by Schulz. Second by Cavalier.

Ayes: all  
Nays: none  
Motion carries

Snyder stated that this will go before the County Board for approval of the Preliminary Plat on Tuesday, February 28, 2023.

**Public Hearing: PLAT – Get Away Addition Parcels #13.00234.00, 13.00238.00, 13.0029.00, 13.00241.00 & 13.0242.00**

Powers read the notice of the hearing, waiving the reading of the full legal and turned the meeting over to Snyder.

Snyder then stated that the applicant proposes to plat a portion of land located in the agricultural, shoreland and floodplain districts in section 6 & 7 of Crookston Township. The applicant is proposing three (3) lots from the existing parcels #13.00234.00, 13.00238.00, 13.00239.00, 13.00241.00 and 13.00242.00.

Ordinance requirements for this request are found in PCZO Section 22.0200, 13.8100, 13.8300, 21.4132, 22.2731, and 22.2721.

Snyder said the existing parcels currently encompass approximately 557 acres of land located in sections 6 & 7 of Crookston Township. The applicant is looking at creating 3 parcels and the lots are in the agricultural, shoreland and floodplain zoning districts. Lot 1 is proposed to be 232.23 acres in size and is located in the agricultural, floodplain and shoreland overly districts. Lot 2 is proposed to encompass 176.04 acres and is entirely within the agricultural district. Lot 3 is proposed to encompass 148.86 acres and is entirely within the agricultural district as well.

Snyder stated the existing adjacent public roadways that serve as access points to the proposed lots is County State Aid highway 57 and 200<sup>th</sup> Ave SW. No new roadways or access points will be needed to allow access into the planned lots. The wetlands in the platted area are mostly located along the river bottom area to the eastern portion of the plat. The plat surveyor, Widseth, used the National Wetlands Inventory map to indicate the wetland locations for the plat. Floodplain setbacks don't allow any buildings or septic systems near the delineated wetland areas.

Snyder said floodplain areas are identified on the plat and there should be no developed areas within the 100-year floodplain. If the developer disturbs more than 1 acre of property, the developer must secure an NPDES/SWPPP permit from the MPCA. No roadway construction or development disturbing more than 1 acre of property is anticipated within the plat request. Sites all meet the applicable sizes/widths and other standards in the Polk County Zoning Ordinance requirements for "buildable" parcels. Staff has viewed the planned lots and feel that the parcels would be developable and would have adequate room for 2 standard septic systems as well could be developed to meet all floodplain standards required by the PCZO.

Snyder stated that the following comments were received:

1. Dean Adams, Chairman for Crookston Township reached out to our office via email to notify us that the plat would have to be processed on the Township level as well. He added that the applicants would need to reach out to Crookston Township to initiate that process.

2. Aaron Habermhl, West Polk SWCD, stated via email that the applicant may submit a Joint Application with delineation if they want for LGU boundary/type occurrence. Conversion to platted lots limits WCA exemptions. My only comment is potential developer should be aware that WCA regulated wetlands are present in various places on the property and any impacts without LGU process approvals may be subject to WCA violation.

Snyder then went over slides showing: application, property location maps, plat drawing and photos of the site. He stated staff recommends approval of the preliminary plat with the following recommendations:

1. The applicant must seek plat approval from Crookston Township. A signature line was added to the plat a for Crookston Township Official.
2. If the developer disturbs more than 1 acre of property, the developer must secure a NPDES/SWPPP permit from the MPCA. Any land disturbance on slopes shall require erosion control so no runoff enters the Red Lake River.
3. Language must be included on the final plat map to restrict filling wetlands under development restrictions. *“Wetlands are located within the plat and WCA rules/regulations apply. No filling, grading or alterations to wetlands can be performed without approvals from the local WCA Local Government Unit”*.
4. If applicable, any covenants restrictions and/or association agreements that are put on the plat must be reviewed by the County before final approval of the plat.
5. No building permits shall be issued within the proposed plat until Final Plat approval. As well as no property within the platted area shall be sold before the Final Plat is recorded.
6. Within six (6) months of preliminary plat approval, the developer shall submit a Final Plat. The plat may contain only that portion of the approved preliminary plat which is proposed to record. Failure to meet this provision shall void the Preliminary Plat.

Snyder said that because these parcels cross section lines, a plat was the legal way to combine and then split the parcels into these three lots. Powers then opened the meeting to questions.

Nick Pappas, neighbor, wanted clarification on how many homes are being planned? Craig Kraft, applicant, said no houses. Jerde asked if the wetlands prohibit houses? Snyder said lots 2 and 3 have some wetlands located on them but they are large enough to avoid shall building occur on those parcels. Those parcels are ag-fields, and the plan is to be sold to an area farmer. Kraft said the plan is to keep lot 1 for hunting and fishing and sell lots 2 and 3 to an area farmer. Kevin Larson, Crookston Township, wanted clarification that if they plan to subdivide for homes, they would need to come back here for that? Snyder said, that yes if they wished to plat out one of the lots for home development, they would need to come back here. Lots 2 and 3 could each have one home on it with just a permit.

A motion was made by Jerde to recommend approval with staff recommendations for the Preliminary/Final plat to the County Board. Second by Cavalier. (Schulz left the meeting)

Ayes: all

Nays: none

Motion carries

Snyder said that this will go before the County Board for Preliminary Plat approval on Tuesday, February 28, 2023.

**Public Hearing: CUP – John Reitmeier & Casey Hammer Parcel #49.00057.02**

Powers read the notice of the hearing, waiving the reading of the full legal and turned the meeting over to Snyder.

Snyder then stated the applicant is requesting a Conditional Use Permit (CUP) to operate a convenience store on a parcel of land located in the Agricultural Zoning Districts in section 13 of Lowell Township.

Ordinance requirements for this request are found in PCZO Sections 3.0230, 13.7000, 12.1037, 12.1022, 12.2104, and 12.4110.

Snyder said the applicants wish to operate a 40' x 60' convenience store on a 1.55-acre parcel that is located in the Agricultural Zoning District in Section 13 of Lowell Township. Lowell Township has signed the zoning application for this request as they do joint permitting with the County to enforce local Township rules and regulations. PCZO 13.7002 states convenience stores are allowable in the agricultural district as long as access is provided off a paved roadway. Currently, the planed access is off Lowell Township roadway, specifically 270<sup>th</sup> Ave SW, which is a gravel road not a paved roadway.

Snyder stated the applicant's planned impervious surface coverage for the parcel is 16,615 sq ft or 24.6%. PCZO section 12.4110 Stormwater management stated impervious surface coverage of lots must not exceed 25 percent of the lot area. Any building expansion or additional impervious surface coverage would require additional acreage to be added to the parcel or a variance to exceed the 25% impervious surface coverage. The applicant's have submitted supplemental data for the business and has been made aware of zoning requirements. Proposed hours of operation are 18-24 hours a day, 365 days a year. It also stated that sustainability is a key part of their core values and they aim to install two (2) Electric Vehicle charging stations at the store. The applicants will also market household goods, groceries, travel supplies, other local/regional grown agricultural products and noted a small part of this location will be to expand their hemp product business in downtown Crookston. The noted hemp products are clothing, CBD food products-beverages, paper products, art and other sustainable hemp derived materials.

Snyder said fuel pumps would only be added in the future if the situation requires it. Gas stations are only allowed to be in the Commercial or Industrial districts. If fuel pumps are added to the operation, then the applicant would have to seek rezoning of the property to be allowed to do this. As well the minimum lot size in the Commercial and Industrial district is 2 acres instead of the 1.5 acres as specified in the ordinance so additional acreage would need to be added as well. The applicants noted that signage would accompany the business, however they indicated on the supplemental data that one tall sign with 2 or 3 faces aligned according with the Highway 75/Highway 2 corner as close to the corner as setbacks allow. Also, in the supplemental data

was a store sign on the building comparable to “Casey’s General Store” typical rooftop and canopy convenience store signage. Several ordinance standards apply to signage, depending on the size and height of signage may require an additional conditional use permit.

Snyder stated the applicants noted on the site sketch for the project there were 12 planned parking spaces to satisfy PCZO section 12.2208 which stated Parking areas must be 25 feet from any road right-of-way shall not exceed a grade of 4% in all parking lots. According to the plans the location all these seem to be met. An elevation drawing of the driveway and parking area should accompany the final plans to verify the <4% grading standard. A septic system contractor did contact our office for information regarding this proposed use. As the ground is frozen, no soil evaluations can be performed so a design has not been submitted. Convenience store wastewater tends to be higher in BOD or FOGS so the septic systems tend to be advanced treatment systems that pretreat the wastes prior to dispersal into the ground.

Snyder said the following comments were received.

1. (with the notice from January) Jon Mason, MNDOT District 2 Planner, stated via letter that the proposed access is within the MNDOT controlled access and cannot be permitted as requested. He added that a possible solution would be to move the access point out of the MNDOT access control point. There shall be no net increase in storm water runoff to the state trunk highway right of way from the said property. MNDOT requests the drainage calculations be provided to MNDOT. The property owner shall contact the district 2 permit supervisor, Terry Condon for additional details. A permit from MNDOT is required to perform any work in the state trunk highway right-of-way. He added that there would be no concern from MNDOT if the County placed a condition on paving the roadway as the PCZO states in standards, but this would require a MNDOT permit to perform work within the Trunk Highway right-of-way. Thank you for the consideration to comment on this conditional use permit request.
2. (with the notice from February) Jon Mason send a follow-up email stating, Thank you for this notice. The image appears to have corrected the previous driveway location issue by now proposing it outside of the MNDOT access control It would be helpful for MNDOT to see the revised site plans when available. Other comments in the previous letter remain in-effect. Including a request for the drainage calculations when available.

Snyder informed the group that the County Board, on February 7, 2023, placed a one year moratorium on any type of CBD business within Polk County. This would give the County up to one year to come up with rules/guidelines for allowing any business that would be selling CBD edibles/beverages.

Snyder then went through slides showing: application, scope of business, site location maps, right of way sketch, aerial photos, sketch and site photos. Snyder then said staff recommends approval of the conditional use with the following conditions:

1. A Plan of Operations shall be established for this business that would specify the products that the convenience store sells and will be kept on file with the Zoning office.



2. Business operations that involve the sales of CBD edibles or CBD beverages shall NOT be allowed until the County edible CBD sales moratorium is lifted by the County Board and all new local regulations are adhered to.
3. If the convenience store plans to offer gas sales, then the applicant MUST seek a rezoning classification into the commercial or industrial district AND acquire additional acreage to get the parcel over the minimum lot size of 2 acres.
4. The applicants redesign the proposed layout to meet all MNDOT requirements.
5. The applicants MUST pave the section of Township roadway 270<sup>th</sup> Ave SW and seek any local Lowell Township & MNDOT permits needed to satisfy PCZO section 13.7002 which states convenience stores are allowable in the agricultural district as long as access is provided off a paved roadway.
6. PCZO section 12.2202 Drainage: Driveways within 50 feet of the public right-of-way shall not exceed a grade of 4% in all parking lots. An elevation drawing of the driveway and parking area should accompany the final plans to verify the <4% grading standard.
7. The applicants must obtain any State or Federal permits required to operate a convenience store.
8. The conditional use permit shall become void one year after it was granted unless used.
9. Impervious surface must be less than 25% coverage of the total lot area.
10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.
11. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
12. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
13. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
14. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
15. That the use of the property shall at all times be in compliance with all Federal, State of Minnesota, and County of Polk rules and regulations.

Powers opened the meeting for questions. Jerde asked to clarify if condition #1 is a common condition? Snyder said yes for a business – a plan of operation is required to be submitted.

Hammer stated that they own the land surrounding this parcel so there would be no issues obtaining extra acreage should they need to in the future. As for the signs we will work out a more detailed plan and design and work with the zoning office should other permits be needed. They want to be totally transparent about any possible future plans. They may move their current store located in Crookston city limits to this site if things go well. Lowell township has

signed off on the permit and we will work them on paving that portion of the township road. Powers asked the applicants if the conditions were acceptable to them. They both replied yes.

A motion was made by Jerde to recommend approval to the County Board with staff conditions. Second by Cavalier.

Ayes: all

Nays: none

Motion carries

Snyder informed them that this will go before the County Board on Tuesday, February 28, 2023 for final approval. Strandell said they are welcome to attend, but are not required to.

**Public Hearing: CUP – Viking Gas Transmission Co Parcel #67.00063.00**

Powers read the notice of the hearing, waiving the reading of the full legal and turned the meeting over to Snyder.

Snyder then stated the applicant is requesting a Conditional Use Permit (CUP) for a pipeline storage area in the floodplain located on parcel #67.00063.00 in section 12 of Tabor Township for a period of 1 year.

Ordinance requirements for this request are found in PCZO Sections 17.5400, 12.6400, 12.3030, 12.3031 and 12.3032.

Snyder said the applicant is requesting a conditional use permit for a pipeline storage area and contractor yard in the 100-year floodplain fringe located on parcel #67.00063.00 in section 12 of Tabor Township for a period of 1 year to complete multiple projects in 2023. Polk County received a completed conditional use permit request from Viking Gas Transmission Company to use the Angus compressor station parcel #67.00063.00 as a pipe storage yard for multiple projects in the 2023 building season on Dec 29, 2022. One of the proposed projects involves reconstruction of a 4-mile length of the existing 6-inch natural gas line. This project involves lowering the existing line to a greater depth to protect the pipeline from chisel plowing or other farming practices. The reconstruction is exempt from needing a local permit specifically found in PCZO section 12.6400 which states – notwithstanding Section 12.6100, no filing or application with the Zoning Office shall be necessary under this section to maintain, reconstruct or relocate existing lines or facilities where the general line and conformation thereof remains essentially the same. Viking Gas Transmission Company does need a Conditional Use Permit for storage of machinery and pipe located in the Floodplain Fringe, which the Angus compressor station on parcel #67.00063.00 is located in.

Snyder stated the applicants listed in their application summary that pipe storage/contractor yard would involve 6-inch and 12-inch pipe for multiple construction projects proposed in 2023. Equipment to load and unload pipe would be stored at the parcel and trucks would be bringing in approximately 80 truckloads. No expansion or construction of buildings would be involved with this project. The supplemental information provided with the application stated that existing trees and the existing flood ring-dike will screen the pipe storage/contractor yard from view of neighboring properties. The storage of pipe and equipment would occur after spring flooding

and road restrictions are lifted for pipe/equipment transportation. The existing office on the site would serve the contractor yard for safety and other project meetings. The site is secured by fencing and only authorized personnel is allowed on the site. Sanitary facilities, porta-potty services will be provided to employees when the project is occurring.

Snyder said the project operations will occur during the 2023 calendar year, so the request is to store the pipe and equipment on the site for a 1-year period. The existing ring-dike and proposed period site use limits the potential flooding impacts on materials-equipment being swept downstream of the site. Staff does not anticipate impacts to adjacent lands, bridges, culverts or site access after flood events and no increase to the flood stage in the immediate area.

Snyder said comments received were:

1. Lavonne Marek, landowner, contacted our office to state she has no concerns with the request if no pipe or machinery was to be parked on the adjacent lands to the Angus Compressor station. She inquired about the new line and would like to be informed about any property she owns being affected by any project.

Snyder then went over slides showing: application, site location map, aerial maps, site photos and the floodplain map. Snyder then said staff feels that Viking Gas Transmission Company provides reliable services to residents and businesses in the immediate area. This is very important to the economic development for our residents and surround communities. As the comprehensive plan states, it is a major goal to support a high level of management, and maintenance of a safe, efficient, and high-quality pipeline transportation and electrical transmission systems throughout Polk County. For these reasons staff recommends approval of the Conditional Use Permit with the following conditions:

1. The conditional use will be valid for a period of 1 year unless an extension is applied or prior to expiration of the CUP. The timeline is to limit the site use for construction projects so they do not coincide with a major spring flood event.
2. Sanitary facilities shall always be provided during project/contractor yard operations.
3. Screening shall be accomplished by the existing trees and the existing ring dike currently surrounding the parcel. No removal of trees can occur for pipe storage or contractor yard uses.
4. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.
5. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
6. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
7. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
8. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

9. That the use of the property shall at all times be in compliance with all Federal, State of Minnesota, and County of Polk rules and regulations.

Powers opened the hearing for questions. Jerde asked if it was a calendar year or one year from date of issuance? Snyder said it would be one year from date of issuance.

A motion was made by Jore to recommend approval to the County Board with staff conditions.  
Second by Kuzel.

Ayes: All

Nays: none

Motion carries

Snyder said this will go before the County Board for final approval on Tuesday, February 24, 2023.

**Old/New Business:**

Snyder had information on a upcoming training session for any board member to attend if they wanted.

Next meeting is set for March 24, 2023. Meeting adjourned.