

Polk County
Planning Commission
June 24, 2016

Call to Order: 9:00 A.M.

Members in Attendance: Mike Powers, Donovan Wright, Robert Franks, Rolland Gagner, Courtney Pulkrabek, Paul Jore, Wayne Melbye, Arlet Phillips, and Don Diedrich, and Len Vonasek.

Members Absent: Dennis Yell

Also Present: Polk County Environmental Services' staff: Josh Holte & Aly Bergstrom.

Minutes: A motion was made by Franks to approve the Planning Commission minutes from April 22, 2016. Second by Wright. All in favor.

Public Hearing: CUP Gaylord & Kathy Monda Parcel #09.00215.00

Powers read the notice, waiving the full legal description, and turned the hearing over to Holte.

Holte stated that the applicant is requesting a Conditional Use Permit (CUP) to build a 60' x 120' (7,200 sq. ft.) accessory structure for storage of bee keeping equipment and honey production on a parcel of land located in the Agricultural Zoning District of Bygland Township.

Holte read the PCZO Section 13.7003 that pertained to this request.

Holte went over the pertinent facts and stated that the applicant wishes to build a 60' x 120' (7,200 sq. ft.) structure on a 34.17 acre parcel of land in the Agricultural Zoning District in Section 20/21 of Bygland Township. The structure would be used for the yearly extraction of honey and storage of equipment. The applicant is planning to install a septic system for the structure. A septic design was received from Al Roley.

Holte also said that the applicant has submitted a brief operational plan. Honey harvest begins around August 1st and is completed by October 15th of each year. The honey is brought back to the honey house in boxes, extracted and the boxes are then placed in storage for another year. Everything is stored inside the building until it is shipped by semi. There are two full time workers and six part time workers and they have hours of 8 am – 6 pm daily. The proposed structure would meet all setbacks.

Holte stated that no comments have been received. He then went over slides showing the application, narrative, site location and site photos. Staff is recommending approval of the CUP with the following conditions:

1. The operation shall at all times be in compliance with all federal, State of Minnesota and County of Polk rules and regulations.

Powers asked Kathy Monda if she had anything to add. She did not.

Courtney sees no issues with the request and no negative comments. Powers then asked if Phillips had any comments as this was in her area? Phillips said she sees no problems.

Gagner made a motion to recommend approval of the CUP with the staff condition to the County Board. Second by Vonasek. All in favor.

Holte said that this will go before the County Board for final approval on Tuesday June 28, 2016.

Old/New Business:

Holte presented information on the newly enacted state statute regarding “granny pods”. After reviewing the information presented Powers made a motion to recommend to the County Board to sign the Resolution Opting-out of the requirements of Minnesota Statutes, Section 394.307. Second by Vonasek. All in Favor.

Holte presented information regarding some suggested PC Zoning Ordinance amendments, which include:

- 1. The fee schedule:** Holte suggested we add a line item for “hopper bin complex” at a rate of \$250 and a rate of \$450 in the floodplain. It was suggested that it be listed as “bin complex” to include any type of bin, not just hopper bins.

Also would like to change the fee for a commercial septic over <2500 gpd to \$500 plus 25% inspection cost, Holte said he needs to review it more to make sure the fee would cover all the costs associated with having to hire a person to do the inspections.

Discussion took place about our fees vs surrounding counties, and county wide zoning vs. shore land only zoning. The PC also discussed the \$1000 ATF variance fee and if it is enough of a penalty.

- 2. Section 4 – Airport zoning:** Holte said he would like to add a part that would require an applicant to also get approval from the local airport zoning authority if they live within that district.
- 3. Section 12/13 pools:** Holte would like to clarify/clean up wordage for pools in the ag district.
- 4. Section 13 campgrounds:** would like to add a minimum number of acres of 3 for campgrounds.
- 5. Section 13 rental storage buildings:** Holte would like to create specific requirements for rental storage buildings.
- 6. Section 13 Shooting ranges :** Holte said he has started on this section but needs to do some more digging and clarifying before presenting to the PC.

Holte said that he will be bringing other ordinance amendments next month that may include sign ordinance language that is based on a supreme court ruling, solar energy and compost sites.

Next meeting is set for July 22, 2016. Powers adjourned the meeting at 10:00 a.m..