



Holte stated that staff is recommending approval of the CUP permit with the following conditions:

1. Applicant must submit a septic design before any building permit is issued.
2. The operation shall at all times be in compliance with all federal, State of Minnesota and County of Polk rules and regulations.

Powers asked for questions. Berry stated that he lives nearby. This site had a former bee business there until it burnt down years ago. Powers asked if Berry would be sleeping in the new structure? Berry stated that he would not, it would be just a warehouse. He currently has a honey house on the edge of Oklee that was built in the 1950's and need major maintenance.

Yell asked if the septic would be a mound? Berry stated that the septic designer said that is what he needs. Holte said that the type of system is determined based on soils and has nothing to do with the CUP hearing.

Gagner made a motion to recommend approval to the Polk County Board with staff conditions. Second by Wright. All in favor.

Holte stated that this will go before the Polk County Commissioners for final approval on Tuesday, July 7, 2015 at 8:50 a.m..

**Public Hearing:                      CUP                      Brad Jagol                      Parcel #48.00027.01**

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

Holte stated that the applicant is requesting a Conditional Use Permit (CUP) to construct a 40' x 60' (2400 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 Liberty Township.

Zoning Ordinance requirements are found in Section 13.7003 which were read to the group.

Holte stated that the applicant wishes to build a 40' x 60' (2400 sq. ft.) structure on a 9.3 acre parcel of land in the Agricultural Zoning District in Section 5 of Liberty Township.

The structure would be for storing bee keeping equipment and for honey production. The applicant is planning to install a holding tank for the structure. A septic design has been received from Tim Olson.

The applicant has submitted a brief operation plan. Honey harvest is in August and would have peak hours of 8 am – 4:30 pm or 9 am – 5 pm. The proposed structure would meet all setbacks. No comments have been received.

Holte went over slides showing the application, location and the property. 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.

Jagol stated that his request is basically the same as Don Berry's. He purchased the property and his mom lives there and he lives 6 miles away. The business has expanded and the current buildings are to old and he wishes to build a new one. Tim Olson is scheduled to install a holding tank and he will be signing a septic pumper agreement.

Gagner asked if he had bees on site? Jagol said right now yes, and come August they will start extracting honey. He has about 1800 hives and has been in business for more than 10 years.

Wright made a motion to recommend approval to the Polk County Board with staff conditions. Second by Vonasek. All in favor.

Holte stated that this will go before the Polk County Commissioners for final approval on Tuesday, July 7, 2015 at 8:50 a.m..

**Public Hearing: CUP - KPK Enterprises, DBA Valley Corn Maize Parcel #40.00021.00**

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

Holte stated that the applicant is requesting a Conditional Use Permit (CUP) to open and operate a corn maze in the Agricultural District of Huntsville Township.

Zoning Ordinance requirements are found in Section 13.7000 and 13.7015. All sections were read to the group.

Holte stated that the applicant owns a 149.03 acre parcel in the Agricultural District in Section 5 of Huntsville Township. They will be required to carry a certificate of insurance. An operation plan has been submitted. Any updates to the operational plan would need to be reviewed by PCPZ.

The applicant would like to open and operate a corn maze this fall. The maze would be open each weekend (Friday-Sunday) during the months of September and October and possibly a weekend or two in August. They would also plan to be open for school/educational groups on a scheduled basis.

The applicant will provide portable toilets which will be serviced through PDQ Sanitation. The applicant does not expect more than 100 people at any given time, but it is hard to be totally accurate at this time. Parking will be provided on the property for 100 people and vehicles.

Holte stated that the applicant plans to have limited concession foods and will be working with the MN Department of Health. The applicant also plans to have signage for the maze but would meet the sign requirements of the ordinance. Any sign would be on a portable trailer so that it will be hauled off when the maze is not open.

Holte added that since the property is in Huntsville Township, the township will need to approve the applicant's request before any CUP is issued. The maze will be roughly 8.43 acres in size. There will be a designated parking area and activity area.

Holte stated that no comments have been received. Holte then went over slides showing the operational plan, application, maps and pictures of the property. Staff is recommending approval of the CUP permit with the following conditions:

1. All of the requirements of PCZO 13.7015 will apply to the CUP.
2. All of the conditions in the approved Operational Plan must be followed. Any minor changes to the Operational Plan must be reviewed and approved by Polk County Planning and Zoning.
3. The certificate of insurance must be submitted to PCPZ before issuance of the CUP.
4. No more than 200 people may use the maze at any given time unless approved by the Polk County Board.
5. Parking must be provided onsite to accommodate all vehicles using Valley Corn Maize and shall meet all the requirements of PCZO 12.2000. No parking signs shall be placed along the nearby roads as needed during events and parking shall be monitored to ensure that there is no parking in US Hwy 2, 430<sup>th</sup> Ave SW and 160<sup>th</sup> St SW.
6. The CUP will be subject to annual Administrative Review to ensure compliance with all conditions of this permit.
7. Huntsville Township will need to approve the request before issuance of the CUP.

The applicant, Debbie Krueger stated that the insurance is approved, they are just waiting on the papers. She also stated that the paperwork was submitted to Huntsville Township the same time she submitted papers to Polk County but she has not heard anything from the Township. Arlet Phillips, PC member and Huntsville Township Clerk said they never got any paperwork. They will work it out however she sees no issues with the project as they have already talked with the township at a previous meeting.

Matthew Krueger said grass has already been planted for the parking area and the maize is due to be cut next week. The entrance will be gated. Powers stated his only concern was parking and that is addressed in the staff recommended conditions.

Jore made a motion to recommend approval with staff conditions to the Polk County Board. Second by Phillips. All in favor.

Holte stated that this will go before the Polk County Commissioners for final approval on Tuesday, July 7, 2015 at 8:50 a.m..

Old/New Business: Holte stated that last month Lawrence Olderbak requested a CUP for three new accessory structures and it was approved. One of the conditions was that he remove the older shed within 2 years. He has asked that he be allowed to keep the existing 22' x 40' shed that had a removal deadline of 5/26/17. Holte said he has no issues with the request and he has informed the applicant that he would need to pay the \$46 recording fee for the revised CUP if approved, as the previous CUP has already been recorded.

Jore made a motion to recommend approval to amend the conditions of the previous CUP to allow the applicant to keep the 22' x 40' existing building. Second by Melbye. All in favor.

Meeting Adjourned. The next meeting is scheduled for July 24, 2015.