

Polk County
Planning Commission
June 28, 2013

Call to Order: 9:00 A.M.

Members in Attendance: Kerry Winkelmann, Donovan Wright, Rolland Gagner, Courtney Pulkrabek, Osmund Moe, Wayne Melbye, Dennis Yell, Robert Franks, Arlet Phillips, Craig Bunes and Mike Powers

Members Absent:

Also Present: Polk County Environmental Services' staff: Josh Holte & Michelle Erdmann

Minutes: A motion was made to approve the minutes from May 24, 2013 by Powers. Second by Pulkrabek. All in favor.

Public Hearing: Conditional Use Permit Brian Berg Parcel #74.00494.00

Winkelmann read the notice, waiving the full legal reading and turned the hearing over to Holte.

Holte stated that the applicant is requesting to seek a Conditional Use Permit (CUP) to build an 1188 sq. ft. (27' x 44') accessory structure on a riparian lot on Maple Lake. The applicant is also requesting a CUP to hook a new septic system to the accessory structure.

Holte reviewed Polk County's zoning requirements for this request which are covered in Section 18.2225 (e) and (f). The applicant has applied to construct a 27 x 44 accessory structure (1188 sq. ft.) on a riparian lot on Maple Lake. This lot is approximately 33,000 sq. ft. in size. The applicant would like to use this structure for storage to replace a small garage currently located on the lot. The proposed structure will be located approximately 150' from the OHW and will meet all other setbacks. The current septic system hooked onto the existing cabin would probably fail a compliance inspection, therefore the applicant plans to install a new septic system for the house and tie the new shed into the septic system as well. We have received a copy of a new septic system design.

No comments have been received on this request. Holte went over slides showing the property location and structures on the lot. Staff is recommending approval of the Cup with the following conditions:

- 1.) No guest house uses – applicant shall have furnished evidence of having recorded the signed guest house waiver with the property deed.
- 2.) Applicant must connect the existing house to the new septic system by July 2, 2015.
- 3.) Applicant must remove existing garage when new shed is complete, but no later than July 2, 2015.

Winkelmann questioned the date for the removal. Holte said it would give the applicant time to construct and install the shed and septic. Wright asked about the well location? Holte said it is approximately in the middle of the property.

Phillips asked if the shed will be checked to make sure it is removed. Holte said it will be added to our parcel work in progress spreadsheet to be checked. Pulkrabek asked if the shed would be used for a workshop or storage? Berg stated that it will be for storage and also have a small work area. The bath is for the grandkids to use and since the new system will be located close to the shed, he figured it was a smart idea to hook it in now rather than later.

Moe made a motion to recommend approval to the Polk County Board of Commissioners with staff Conditions:

- 1.) No guest house uses – applicant shall have furnished evidence of having recorded the signed guest house waiver with the property deed.
- 2.) Applicant must connect the existing house to the new septic system by July 2, 2015.
- 3.) Applicant must remove existing garage when new shed is complete, but no later than July 2, 2015.

Second by Pulkrabek. All in favor.

This will be brought before the PC Board of Commissioners on July 2, 2013 at 10:50 a.m. for final approval.

Public Hearing: Conditional Use Permit CHS Ag Services Parcel #03.00181.00

Winkelmann read the notice, waiving the full legal reading and turned the hearing over to Holte.

Holte stated that the applicant is requesting to seek a Conditional Use Permit (CUP) to build a bulk dry fertilizer facility in the Agricultural District in Badger Township.

Holte reviewed Polk County's zoning requirements for this request which are covered in section 13.7023 of the Ordinance. The dry fertilizer facility would be located on the same property as the Erskine Grain Terminal site. This parcel is 151.94 acres in size. The facility would be 125' x 260' in size and would be 65' tall.

This facility would replace the current facility in Winger and have a more direct route to Highway 59 and Highway 2. Truck traffic would also be reduced by utilizing the railroad. CHS will need to receive a variance to eliminate the requirement that the facility must be at least 1 mile from 5 or more homes or places of gathering, such as churches, schools or community halls. (there are 7 homes and 1 gathering place within 1 mile of the propose facility).

If all permits are approved, CHS will be applying for a septic permit to connect a septic system to the facility as well. No comments have been received. Holte went over slides showing the location and the property.

Holte read the following letter submitted by CHS.

CHS Ag Services is a full service agriculture retailer. Our core businesses include fertilizer, seed, crop protection products and custom services.

Our current facility, located in Winger, MN, is no longer suitable to help us serve our customer.

The proposed facility will allow us to be safer and more efficient while recognizing the finest environmental stewardship available today. We remain focused and committed to being good community partners and agricultural leaders.

Operationally this plant will create a more efficient, safer environment for the entire surrounding area. The current plant is located in the community of Winger, MN. By moving to the site near Erskine we will impact fewer people and provide safer, more efficient access to Highway 2 and Highway 59.

Also moving the plant out of city limits and adjacent to CHS Erskine's terminal will allow rail access to the proposed plant resulting in more fertilizer inbound by rail, reducing greatly the amount of trucks moving through Winger, MN.

Our business is seasonal in nature with peak activity occurring in April/May and October, primarily.

We see no reason to expect this plant to change our hours of operation or the general nature of the business.

Respectfully submitted,



Gary Halvorson

General Manager

CHS Ag Services

Staff is recommending approval of the CUP with the following conditions:

- 1.) The CUP will only be approved if CHS is able to obtain a variance from the Board of Adjustment.
- 2.) CHS must comply with all other requirements of the ordinance.

Pulkrabek asked if the building would be used for storage or manufacturing of fertilizer. Kyle Schafer, CHS rep, stated it would be used for storage. All fertilizer would be shipped in for distribution. Pulkrabek then expressed concern about the danger of explosive chemicals and its location to other buildings. However in this case, since it is moving out of the city of Winger, this is a better location.

Gagner made a motion to recommend approval to the Polk County Board of Commissioners with staff conditions:

- 1.) The CUP will only be approved if CHS is able to obtain a variance from the Board of Adjustment.
- 2.) CHS must comply with all other requirements of the ordinance.

Second by Bunes. All in favor.

This will be brought before the PC Board of Commissioners on July 2, 2013 at 10:50 a.m. for final approval.

Public Hearing: Conditional Use Permit CHS Ag Services Parcel #01.00050.00

Winkelmann read the notice, waiving the full legal reading and turned the hearing over to Holte.

Holte stated that the applicant is requesting to seek a Conditional Use Permit (CUP) to build a bulk dry fertilizer facility in the Agricultural District in Andover Township.

Holte reviewed Polk County's zoning requirements for this request which are covered in section 13.7023 of the Ordinance. The dry fertilizer facility would be located on the same property as the Mid Valley Grain site. This parcel is 30 acres in size. The facility would be 146' x 163' in size and would be 40' tall.

This facility would replace the current facility just to the east which is within the city limits of Crookston and would create safer traffic flows on Highway 75. Truck traffic would also be reduced by utilizing the railroad. CHS will need to receive a variance to eliminate the requirement that the facility must be at least 1 mile from platted property or an incorporated municipality. (the new facility would be approximately ½ mile from the city limits of Crookston, but would not affect any residential dwellings.)

If all permits are approved, CHS will be applying for a septic permit to connect a septic system to the facility as well. No comments have been received. Holte went over slides showing the location and the property.

Holte read the following letter submitted by CHS.

CHS Ag Services is a full service agriculture retailer. Our core businesses include fertilizer, seed, crop protection products and custom services.

Our current facility, located in Crookston, MN, is no longer suitable to help us serve our customer.

The proposed facility will allow us to be safer and more efficient while recognizing the finest environmental stewardship available today. We remain focused and committed to being good community partners and agricultural leaders.

Operationally this plant will create safer traffic flows on highway 75 south with better lines of site for north/south bound traffic. Also moving the plant out of city limits and adjacent to MidValley Grains terminal will allow rail access to the proposed plant resulting in more fertilizer inbound by rail, reducing the volume of trucks inbound to the plant.

Our business is seasonal in nature with peak activity occurring in April/May and October, primarily.

We see no reason to expect this plant to change our hours of operation or the general nature of the business.

Respectfully submitted,



Gary Halvorson

General Manager

CHS Ag Services

Moe asked about the type of septic that will be installed. Holte said it would depend on the soils in the area. A CHS rep said they plan on a holding tank as there will be very few workers in that area with a small busy season.

Pulkrabek asked about safety issues with the product. Schafer said there is no safety issues, the product would be the same as in the Erskine facility.

Moe made a motion to recommend approval to the Polk County Board of Commissioners with staff conditions:

- 1.) The CUP will only be approved if CHS is able to obtain a variance from the Board of Adjustment.
- 2.) CHS must comply with all other requirements of the ordinance.

Second by Powers. All in favor.

This will be brought before the PC Board of Commissioners on July 2, 2013 at 10:50 a.m. for final approval.

Winkelmann adjourned the meeting. Next meeting is June 28, 2013.