

Planning & Zoning Commission Proceedings
Monday, April 18, 2016

Chairperson Rick Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Darwin Saari, Roger Britton, Vernon Ostby, Don Flinn, Noelle Kroll, and Doug Krebsbach. Also present were Land Use Administrator Todd Schreiner, Land Use Assistant Cassie Goetz, Secretary Nancy Leidholm, Highway Superintendent Jim Grey, County Assessor Ryan Oberg, Shannon Torgerson of Max, and Jeff Martinson, Pinky's Aggregate, Inc., of New Town.

Moved by Krebsbach, seconded by Saari, to approve the minutes of the previous meeting as submitted. Roll Call Vote: Aye: Hultberg, Saari, Britton, Ostby, Flinn, Kroll, and Krebsbach. Nay: None. Motion carried.

Shannon Torgerson of Max was present along with Jeff Martinson of Pinky's Aggregates, Inc. of New Town to request approval of a conditional use permit for land described as the E½SE¼ of Section 26, Township 150 North, Range 82 West, a proposed 30 acres, to operate a sand and gravel pit for mining, processing, and selling of sand and gravel products.

States Attorney Ladd Erickson joined the meeting.

When questioned, Martinson explained that they plan to use County Road (CR) #21 as a haul road, adding that additional roads may be accessed down the road. Krebsbach stated that each individual road used would need an individual Haul Road Agreement along with an agreement for the maintenance of the roads used. He reiterated that the roads will be taken care of as they haven't been in the past when dealing with Pinky's Aggregate, Inc. Martinson responded that they are willing to do patch work when necessary as well as using water for dust control. Hultberg stated that the condition of the road will be up to Highway Superintendent Jim Grey. Grey stated that they had discussed maintenance; dust control, soft spots, and any bowing of the roads will be taken care of by them. States Attorney Ladd Erickson is concerned for a farmer nearby, can see future problems as the road isn't built for heavy trucks and stated that bonding is in place to make sure the area is not abandoned should no usable gravel be found. The County is trying to protect our land owners from historical problems.

Moved by Krebsbach, seconded by Flinn, to recommend approval to the board of County Commissioners the request from Shannon Torgerson of Max and Jeff Martinson representing Pinky's Aggregate, Inc. of New Town, to operate a sand and gravel pit for mining, processing and selling of sand and gravel products for land described as the E½SE¼ of Section 26, Township 150 North, Range 82 West, involving 30 acres. Roll Call Vote: Aye: Hultberg, Saari, Britton, Ostby, Flinn, Kroll, and Krebsbach. Nay: None. Motion carried. Schreiner informed Martinson that the performance bond of \$50,000.00 must be paid before the conditional use permit can be issued. Martinson stated that work will begin mid to late summer.

Glenn Schreiner, Nick Schreiner, and Mike Matteson of Garrison were present to request approval of a rural subdivision plat for land described as the S½SE¼ of Section 24, Township 148 North, Range 84 West, to be known as Lots 1 – 7, Block 1 and Lots 1 – 8, Block 2, Schreiner Centennial Addition. Matteson informed the Commission of the covenant changes that they've made to be in compliance with the County, as well as additional changes after visiting with the Land Use Administrator and States Attorney. Discussion followed.

Moved by Krebsbach, seconded by Britton, to recommend approval to the Board of County Commissioners the request from Glenn Schreiner of Garrison for a rural subdivision plat for land described as the S½SE¼ of Section 24, Township 148 North, Range 84 West, to be known as Lots 1 – 7, Block 1 and Lots 1 – 8, Block 2, Schreiner Centennial Addition. Roll Call Vote: Aye: Hultberg, Saari, Britton, Ostby, Flinn, Kroll, and Krebsbach. Nay: None. Motion carried. Hultberg stated that the developers are responsible for the signage of the development.

Delmar Rodgers of Bemidji, MN was present to request approval of a conditional use permit for land described as the SW¼SW¼ of Section 22, Township 145 North, Range 80 West, known as Outlot A, including 7.19 acres, to construct a non-farm structure on agricultural land. Rodgers explained that there is a well and septic system on the property.

Moved by Flinn, seconded by Saari, to recommend approval to the Board of County Commissioners the conditional use permit request from Delmar Rodgers for land described as the SW¼SW¼ of Section 22, Township 145 North, Range 80 West, known as Outlot A, including 7.19 acres, to construct a non-farm structure on agricultural land. Roll Call Vote: Aye: Hultberg, Saari, Britton, Ostby, Flinn, Kroll, and Krebsbach. Nay: None. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 2:43 p.m.

Richard Hultberg, Chairperson

Nancy Leidholm, Secretary