

AGENDA
of the
Steele County Planning Commission

Monday, July 3rd, 2023
7:00 PM

Steele County Administration Center
630 Florence Avenue
Owatonna, MN 55060

1. Call to Order:
2. Pledge of Allegiance
3. Approve Agenda:
4. Approve Minutes: (June 5th, 2023)
5. Building Permits (May)
6. County Board Action
 - CUP #434 (Pineapple Appeal)
 - Renew CUP #217 (Klemmensen Pit)
7. Public Hearing: Amend CUP 399 (Mulert – Kennel)
8. Adjourn

**Minutes of the
Steele County Planning Commission
June 5th, 2023**

Call to Order:

The meeting was called to order by Esplan at 7 pm. Present were Esplan, Dinse, Spatenka, Lammers, Ingvaldson, Queen, Pool, Commissioner Brady, and staff member Oolman.

Agenda:

Motion by Ingvaldson, second by Lammers to approve the agenda as submitted. Motion passed unanimously.

Minutes:

Motion by Queen, second by Spatenka to approve the Dec 5th, 2022, minutes as submitted. Motion passed unanimously.

Minutes:

Motion by Dinse, second by Ingvaldson to approve the May 1st, 2023, minutes as submitted. Motion passed unanimously.

Building Permits:

The building permits for April were reviewed.

County Board Action

Oolman reported the County Board approved IUP 2023-01 for Ulland Brothers as recommended by the planning commission.

CUP #434 (Amber Willert- Pineapple Appeal)

This request is from Amber Willert to operate a sewing kit assembly business from property located in the SE ¼ of the NE ¼, Section 11, Owatonna Township on property owned by Dennis Ringhofer. The property address is 2376 Rose Street.

The public hearing was opened.

- *Nick Peake* -1815 Keller Pl NE expressed concerns that conditions of CUP #417 issued to D&D Yard Service on the same property were not being followed. Specifically, some of the trees in the screening had died and they were operating outside the stated hours. He also had concern with water draining off this site onto neighboring yards.
- *Steve Nordahl*-1825 Keller Pl NE, expressed concerns about the drainage from the property onto his property and the property next door. They would like the county and the city to address the drainage issues.

Discussion by commission members.

- It was felt the drainage issue was not related to this request nor created by activities covered under the existing CUP #417 issued to D&D yard Service. Since the water naturally flows that way, the County would not have any authority to make the property owner direct it to the stormwater ponds east or west of the site as suggested by the landowners. Nor could they mandate the City allow a diversion or tile into their ponds. Unfortunately, this issue would have to be addressed between the property owners and the City.
- Oolman indicated he can address the dead trees and operating outside of hours listed in the permit.

As there were no further questions or comments, the public hearing was closed

Motion by Ingvaldson, second by Dinse to recommend approval of CUP #434 with the following conditions:

1. All remodeling shall be done in accordance with applicable building codes.
2. No outside storage.
3. No retail store sales from site.
4. Business can have a maximum of 4 employees.

Motion passed unanimously.

Renew of CUP 217 (Klemmensen Pit)

This request is from Doug Klemmensen to renew Conditional Use Permit #217 allowing the mining of sand and gravel and the stockpiling and processing of recyclable aggregate material on property located in Section 14 of Berlin Township.

The public hearing was opened. As there were not comments the public hearing was closed.

Motion by Lammers, second by Queen to recommend approval of the Renewal of CUP 217 with the following conditions: (~~strike~~through is deleted, underlined is added)

1. The applicant shall maintain approved dust control at the entrance to the mine.
2. "Truck Hauling" signs shall be posted when and as required by the County Engineer.
3. A twenty foot buffer of undisturbed soil shall be maintained along JD #2 ROW.
4. All topsoil shall remain at the site.
5. The active mining and un-reclaimed areas shall not exceed ten acres at the east area and ten acres at the west areas at any one time.
6. Equipment shall only be operated between the hours of 6:00 AM and 7:00 PM. Monday thru Saturday.
7. The operator shall establish a stable discharge point for the pumping of water into Judicial Ditch #2. The operator shall be responsible to repair any damage to Judicial Ditch #2 that may occur from the water discharge.
8. The operator shall pay a user fee for industrial discharge into the Judicial Ditch #2 agricultural drainage system. The discharge shall be metered by the operator with the amount of discharge and payment made to the Auditor by the 14th day of January of each year. The discharge rate shall be \$.10 per 10,000 gallons of discharged. This discharge rate will be reviewed along with the Conditional Use Permit at the request of the Operator.
9. Stockpiles of material and equipment shall not be located in the floodplain in a manner that impedes water flows of Judicial ditch #2.
10. No hazardous material may be stored in the floodplain areas.
11. The operator shall meet the requirements of Berlin Township Ordinance #98-1.
12. This permit remains valid during times when the owner/operator is current on all tax obligations. In addition, if notified by the Auditor of a delinquency, the owner/operator is required to either pay the tax or file an appropriate challenge within 30 days or else the permit is null and void.
13. Applicant is responsible to obtain all other federal, state, and local permits and regulations including but not limited to NPDES permits, DNR Water Appropriation Permits, and Minnesota Wetland Conservation Act regulations.
14. Applicant is responsible to initiate renewal proceeding on or before July 1st ~~2023~~ 2028 or this permit becomes invalid.

15. A 30 feet unexcavated buffer shall remain adjacent to all property lines. Any erosion to neighboring properties as a result of this mine shall be corrected by the applicant.
16. Storage piles of recyclable aggregate materials shall not exceed 30,000 cubic yards. These piles shall not remain onsite more than 5 years unless crushed.

Motion passed unanimously.

Adjournment:

Motion by Spatenka, second by Dinse to adjourn. Motion passed. Meeting adjourned at 7:27pm.

DRAFT

May 2023



Totals:	Valuation
Full:	1,846,920

Permit	Permit Number	Name	Parcel Number	Building Type	Township	Valuation
<u>1</u> Residential Construction Application	SCR-3706	JOHNSON TRUSTEE/LAVERNE W	01-021-2100	Solar	Blooming Prairie TWP	\$50,000.00
<u>2</u> Residential Construction Application	SCR-3702	REESE/LENAMAE A	02-014-1100	Garage / Storage Structure	Summit TWP	\$50,000.00
<u>3</u> Residential Exterior Maintenance Application	SCR-3693	GROTH/CHARLES P & JEAN K	03-016-2312	Roofing	Berlin TWP	\$14,300.00
<u>4</u> Residential Exterior Maintenance Application	SCR-3691	SOMMER/HAROLD G	03-036-1401	Roofing	Berlin TWP	\$8,400.00
<u>5</u> Residential Construction Application	SCR-3699	WILLIAMS/TIMOTHY J/R &	03-104-0105	Repair - Water	Berlin TWP	\$8,000.00
<u>6</u> Residential Construction Application	SCR-3692	SPINLER/GORDON P & ALICE M	04-103-0016	Repair - Foundation	Aurora TWP	\$9,200.00
<u>7</u> Residential Construction Application	SCR-3704	PFEIFER TRUSTEES/MARK D &	04-018-2401	Solar	Aurora TWP	\$50,000.00
<u>8</u> Residential Construction Application	SCR-3707	HARLICKER/CRAIG K	05-004-4101	Bathroom Remodel	Somerset TWP	\$3,000.00
<u>9</u> Plumbing Application	SCR-3711	HARLICKER/CRAIG K	05-004-4101	Alternate / Remodel / Repair	Somerset TWP	\$4,500.00
<u>10</u> Residential Construction Application	SCR-3583	CLEMENTS/MATTHEW W	05-004-4102	Garage / Storage Structure	Somerset TWP	\$64,800.00
<u>11</u> Residential Construction Application	SCR-3705	SKALICKY/JAMES L & CONSTANCE	05-014-4100	Solar	Somerset TWP	\$50,000.00
<u>12</u> Residential Construction Application	SCR-3697	TRAXLER/CALEB	05-025-2101	Garage / Storage Structure	Somerset TWP	\$5,760.00
<u>13</u> Commercial Construction Application	SCB-456	SOUBA/LARRY J & SANDRA T	06-011-3300	New Construction	Lemond TWP	\$150,000.00
<u>14</u> Commercial Construction Application	SCB-458	KRAUSE/LOREN R	07-019-4000	Repair	Havana TWP	\$15,000.00
<u>15</u> Commercial Construction Application	SCB-457	KRAUSE/LOREN R	07-019-4000	Other	Havana TWP	\$3,000.00
<u>16</u> Residential Construction Application	SCR-3710	JENSEN/TREVOR D & VICKI L	08-028-1403	Addition, [Garage Addition]	Owatonna TWP	\$250,000.00
<u>17</u> Residential Exterior Maintenance Application	SCR-3718	BRASE/HELEN A	09-017-4336	Roofing	Meriden TWP	\$16,500.00
<u>18</u> Residential Exterior Maintenance Application	SCR-3679	WELKE/JOSHUA	10-035-3301	Deck	Merton TWP	\$7,000.00
<u>19</u> Residential Exterior Maintenance Application	SCR-3698	KELLER/TERRANCE L	11-005-3201	Roofing	Medford TWP	\$10,940.00
<u>20</u> Residential Construction Application	SCR-3703	WENCL/NICOLAS E & NICOLE C	11-015-2402	Garage / Storage Structure	Medford TWP	\$80,000.00
<u>21</u> Demolition Permit Application	SCR-3696	JANNING/PATRICK D & ELICIA J	12-035-3202		Clinton Falls TWP	\$1,000.00
<u>22</u> Residential Construction Application	SCR-3695	JANNING/PATRICK D & ELICIA J	12-035-3202	Garage / Storage Structure	Clinton Falls TWP	\$75,000.00
<u>23</u> Agricultural Building Permit Application	ARG-7368	MORGAN/DANIEL T & DONNA J	13-006-3402	Replacement	Deerfield TWP	\$305,000.00
<u>24</u> Commercial Exterior Maintenance Application	BPB-202	BB BROTHERS HOLDINGS LLC	14-025-2032	Re-Siding	City of Blooming Prairie	\$17,500.00
<u>25</u> Residential Exterior Maintenance Application	BPR-1210	NORLAND/STANLEY R & TERRI L	14-100-1606	Windows	City of Blooming Prairie	\$6,500.00
<u>26</u> New Single or Two Family Dwelling Application	BPR-1217	RAHLE/MATTHEW T	14-103-0201	Relocation of existing home	City of Blooming Prairie	\$29,720.00

<u>27</u>	Residential Exterior Maintenance Application	BPR-1211	BULTMAN/DEREK&	14-103-0508	Roofing	City of Blooming Prairie	\$6,500.00
<u>28</u>	Residential Construction Application	BPR-1212	BUSSE/TODD	14-103-0910	House Remodel	City of Blooming Prairie	\$25,000.00
<u>29</u>	Residential Exterior Maintenance Application	BPR-1208	BOYD/CALVIN E & ROXANNE J	14-107-0706	Windows	City of Blooming Prairie	\$2,000.00
<u>30</u>	New Single or Two Family Dwelling Application	BPR-1213	SYMES/MARK & KIMBERLY	14-126-0105	New Construction on-site	City of Blooming Prairie	\$500,000.00
<u>31</u>	Residential Exterior Maintenance Application	EDR-241	LARSON/JOYCE A/TRUSTEE	15-103-0102	Roofing	City of Ellendale	\$10,300.00
<u>32</u>	Residential Exterior Maintenance Application	MDR-924	PIRKU/JOAN I	16-100-2908	Roofing	City of Medford	\$4,000.00
<u>33</u>	Residential Exterior Maintenance Application	MDR-923	ANDERSON/JUSTIN & TARYN	16-101-1507	Roofing	City of Medford	\$14,000.00
							1,846,920

<u>Township</u>	<u>Permits</u>	<u>Valuation</u>
Blooming Prairie TWP	1	\$ 50,000.00
Summit TWP	1	\$ 50,000.00
Berlin TWP	3	\$ 30,700.00
Aurora TWP	2	\$ 59,200.00
Somerset TWP	5	\$ 128,060.00
Lemond TWP	1	\$ 150,000.00
Havana TWP	2	\$ 18,000.00
Owatonna TWP	1	\$ 250,000.00
Meriden TWP	1	\$ 16,500.00
Merton TWP	1	\$ 7,000.00
Medford TWP	2	\$ 90,940.00
Clinton Falls TWP	2	\$ 76,000.00
Deerfield TWP	1	\$ 305,000.00
City of Blooming Prairie	7	\$ 587,220.00
City of Ellendale	1	\$ 10,300.00
City of Medford	2	\$ 18,000.00
Total	33	\$ 1,846,920.00

Staff Report
for
Amendment to Conditional Use Permit Application #399
Mulert – Tails and Trails Kennel

Applicant:

David and Christy Mulert

Property Owner(s):

David and Christy Mulert

Property Address:

3073 S. County Road 45
Owatonna, MN 55060

Property Legal Description:

The W 1/2 of the SE 1/4 of the NW 1/4, Section 27, T 107 N, R 20 W. Steele County, MN.
AND

Beginning at the Southwest corner of the N 1/2 of NW 1/4, Section 27, T 107 N, R 20 W, thence East along South line of said 80 acres for a distance of 120 rods, thence North 1 rod, thence West 120 rods, thence South 1 rod to place of beginning.

Zoning District:

Agricultural

Project Description:

Expand their existing Dog Kennel business to allow up to 50 dogs. Expansion would include the construction of an additional building to house dogs and a maintenance building. Current permit allows up to 30 dogs and 10 cats.

Existing Conditions:

1. This permit allows for the boarding of dogs and cats. It does not permit the breeding and selling of animals.
2. Kennel is permitted for a maximum of 30 dogs and 10 cats.
3. Dogs must be kept inside during the hours of 7:00 P.M. to 6:00 A.M.
4. The kennel owner must live on site.
5. All buildings shall meet building code for the intended use. Any remodeling or new construction on the parcel is to adhere to all Steele County codes and ordinances.
6. Solid dog waste shall be cleaned up and disposed of in an approved manner. Wastewater shall be collected in a holding tank and disposed of in a manner approved by Steele County and/or the State of Minnesota.
7. Operator is responsible to obtain all other federal, state, and local permits and regulations including but not limited to the Department of Agriculture, Board of Animal Health and the Minnesota Pollution Control Agency.

Reason for Conditional Use Permit Application:

Section 504.02 states that any change involving structural alterations, enlargement, intensification of use, or similar change not specifically permitted by the Conditional or Interim Use Permit issued shall require an amended Conditional or Interim Use Permit and all procedures shall apply as if a new permit were being issued.

General Criteria for Issuing Conditional Use Permit:

1) The use will not create a burden on parks, schools, streets, public facilities or utilities:

The proposal should have no impact on parks, or schools. Electricity and natural gas are already provided to the site.

2) The use is compatible, separated, or screening from adjacent agricultural or residential land so as not to depreciate their values or deter development:

The site is predominately surrounded by agricultural land and some scattered rural residences. The nearest neighboring residences are located approximately 1170 feet to the east and 1190 feet to the west of where the proposed kennel is to be located. Noise from barking dogs is the biggest potential effect that could be of concern to the nearest of these neighbors. The existing CUP already has a condition that limits the hours when the dogs can be outside to mitigate any potential effects from barking dogs. The County has not received any complaints on the existing facility but one resident over $\frac{3}{4}$ of a mile away commented during a public hearing for a different kennel on Austin Road that he could hear the dogs barking.

3) The appearance will not have an adverse effect on adjacent properties:

The appearance will be similar to the existing site. Mulert's plan on building two new buildings south of their existing building. Both buildings will be 20 feet by 36 feet. One will be used for additional kennel space and the other will be for maintenance. Both buildings will be similar in appearance to many rural storage buildings.

4) The use is related to the existing land use and the needs of the county:

The existing land use is a rural building site on 20 acres. Tails and trails kennel has operated from this site by Conditional Use permit #399 since 2016.

5) The use is consistence with the zoning ordinance and zoning district:

The zoning ordinance allows kennels as a conditional use in the agricultural district.

6) The use will not creation a traffic hazard or congestion:

The expansion could create an additional 30 to 40 vehicle trips to the site per day. Typical customers will drop their animals off in the morning and pick them up in the afternoon. There have been no reported concerns from traffic from the site.

7) Existing businesses will not be adversely affected because of curtailment of customers trade:

Several businesses are located along County Road 45 west of the site. This includes several businesses at the site of the former Caterpillar plant, Kappy's Auto Body and Four-Seasons Electric. This proposal should not have any effect on the current businesses.

8) Adequate utilities, access roads, drainage and other facilities will be provided:

- Electrical: Electrical utilities are already provided to the site.
- Water: Water will be provided by a private well. The amount of water needed will not trigger any additional water appropriations permits from the Department of Natural Resources.
- Sewer: The septic system for the house was installed in 1993 and was certified as compliant in 2008. Wash water from this facility will not be put into that system. Feces will be cleaned up and disposed of in the trash. Wash water should be collected in a tank.

- Access: The existing access onto County State Aid Highway 45 will be used. The access is adequate to handle the expected traffic.

Staff Comments:

If the Planning Commission recommends approval of this expansion they should amend condition #2.

2. Kennel is permitted for a maximum of ~~30 dogs and 10 cats~~ 50 dogs.

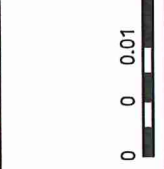




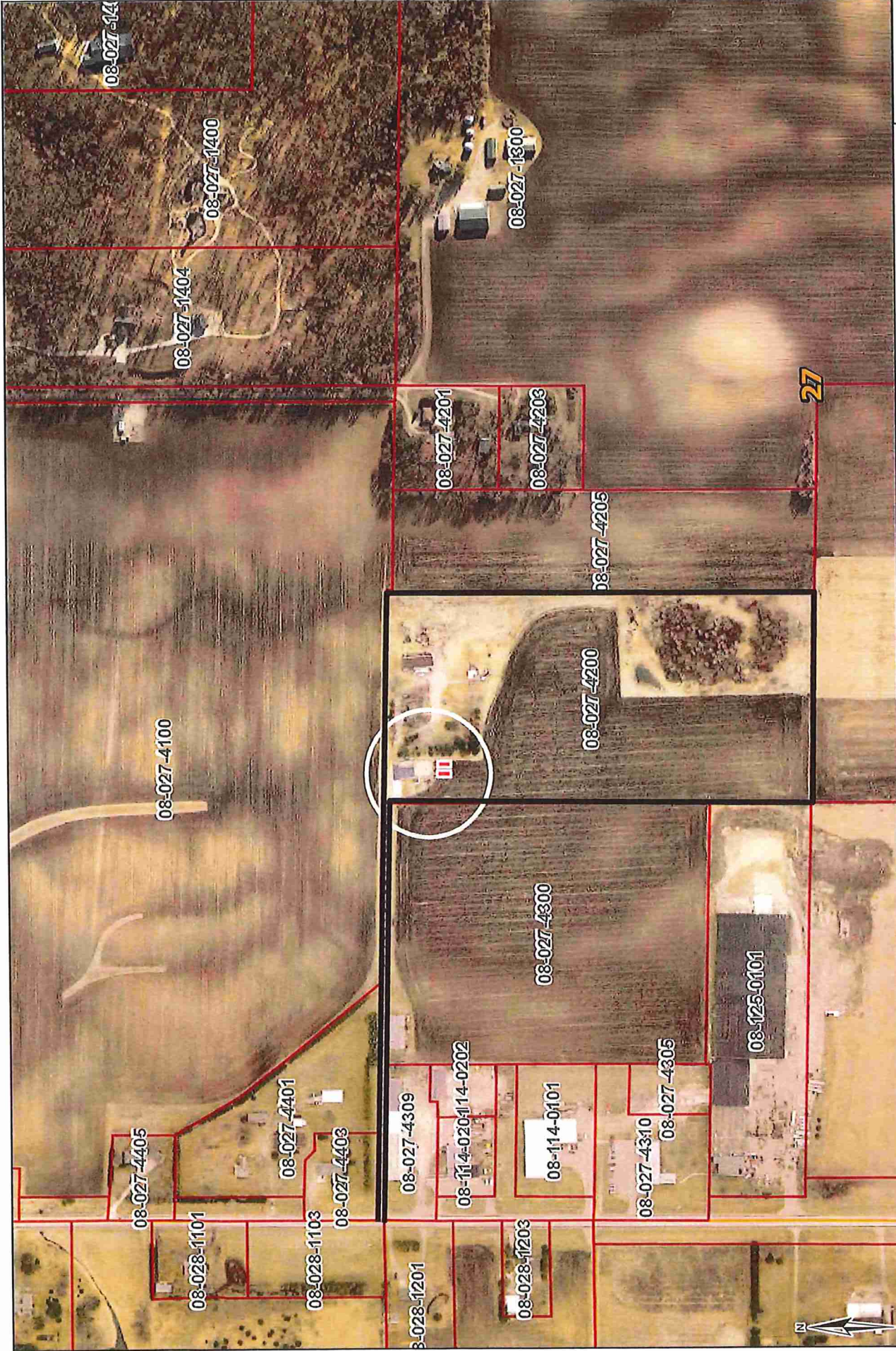
June 26, 2023

Tails and Trails

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Tails and Trails

June 26, 2023

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