



Sibley County Zoning

Property Assessing & Zoning Department
400 Court Avenue - P.O. Box 532
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**Sibley County
Planning & Zoning Commission &
Board of Adjustment
Public Hearing Minutes
October 7, 2019**

The Sibley County Planning & Zoning Commission & Board of Adjustment convened at the Sibley County Courthouse, Gaylord, Minnesota on Monday, October 7, 2019 at 6 p.m. pursuant to notice given as required by law.

Members of the Planning & Zoning Commission Present: Joy Cohrs, Bruce Froehlich, Bruce Lilienthal, Brad Perschau, Terry Morrison

Members of the Planning & Zoning Commission Absent: Darrel Mosel

Members of the Board of Adjustment Present: Jim Evenson, Marlin Rose

Members of the Board of Adjustment Absent: Darrel Mosel

Also Present: Laura Hacker, County Assessor; Ryan Krzos, Property Assessing and Zoning; Roxann Beranek, Assistant County Attorney; Geoff Beranek, Property Assessing and Zoning

Guests Present: Jim Baumann, Gary Krant, James Flantz, John Wold, Jacob Brandt, Will Sampson, Jeff Bauman, Bobbie Harder, Duane Henke, Steve Saxton

The meeting was called to order by Commissioner Lilienthal.

Minutes for Planning and Zoning Commission meeting September 9, 2019 were approved. Motion made by Bruce Froelich, seconded by Joy Cohrs and passed unanimously.

Minutes for the Board of Adjustment meeting August 5, 2019 were approved. Motion made by Jim Evenson, seconded by Marlin Rose and passed unanimously.

Geoff Beranek introduced Conditional Use Permit #1153. Applicant Will Sampson/Sunrise Dairy is applying to expand a commercial feedlot.

Public hearing was opened.



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Bruce Lilienthal questioned if the applicant had enough land base to support the additional animal units.

Will Sampson stated he did.

Jim Flantz stated he owned land on two sides of the property and had tile to the north of the site along with a 50' easement on the east side of the site. He showed on the aerial imagery where the tile lines run.

Bruce Lilienthal questioned where the Vegetated Infiltration Area would be in correlation with the tile.

Jeff Bauman with Anez Consulting stated he was unaware of the tile and they had a conceptual plan done and the MPCA was requiring they have a plan submitted by the end of 2020 and knowing where the tile is will help with that.

Jim Flantz stated he had no issue with the project but wanted the tile lines and easement to be known.

The public hearing was closed and findings for issuing a Conditional Use Permit were found to be met.

A motion to recommend approval was made by Terry Morrison and seconded by Brad Perschau and passed unanimously.

Geoff Beranek introduced Rezone Permit #134 submitted by Gary Krant.

Gary Krant stated his intention to subdivide his parcel to allow for a new lot to be created.

The public hearing was opened.

Terry Morrison inquired about the size of the parcel, current use, if the applicant was looking to sell the area he was looking to split off as a buildable lot.

Gary Krant responded to the questions with the current parcel being 9.8ac, the part he is looking to divide off is currently being farmed and he would like to sell the part of his parcel as a buildable lot.

Jim Baumann from Faxon Township Planning and Zoning made comments about the Zoning Map accuracy and making improvements to it, township concerns about development, partnering with the county to have development studies done.



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The Planning and Zoning Commission and Jim Baumann discussed future plans and what the township is seeing in regards to development interest, existing development areas and current zoning districts.

The public hearing was closed.

A motion to recommend approval for Rezone Permit #134 was made by Joy Cohrs, seconded by Bruce Froehlich and passed unanimously.

Geoff Beranek introduced Variance #467 submitted by John Wold.

John Wold explained the reasoning for applying for the variance.

The public hearing was opened.

Geoff Beranek shared comments made by the County Engineer and concerns in regards to road projects.

Marin Rose questioned water flow direction in the road ditch.

Discussion on the relocation of the shed if needed by future road projects took place.

Jim Evenson question whether a condition could be placed on the variance for a cost share between the county and property owner if the shed should ever need to be relocated.

Assistant County Attorney Roxann Beranek shared a comment from County Attorney David Schauer recommending a condition making the applicant responsible for the cost of moving the shed in regards to the addition only.

Marlin Rose questioned what the township recommended.

Geoff Beranek stated the township recommended approval.

The public hearing was closed.

The Board of Adjustment found the criteria for issuing a variance to be met.



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Jim Evenson made a motion to approve the variance #467 with the condition that the land owner is responsible paying for 33% or the relocation cost if the shed needs to be moved for a road project, seconded by Marlin Rose and passed unanimously.

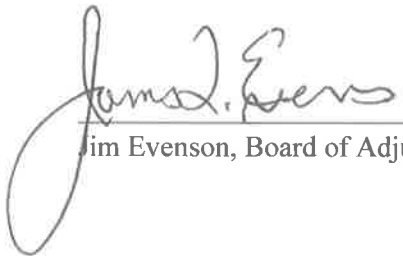
Geoff Beranek gave a staff update.

The meeting was adjourned at 6:40p.m.

Attest:


Bruce Lilienthal, P & Z Commission

11-7-19
Date


Jim Evenson, Board of Adjustment

11-7-19
Date