

**Murray County Planning Commission  
Meeting Minutes – April 21, 2022**

The Murray County Planning Commission held a meeting on Thursday, April 21, 2022, in the County Commissioner's Meeting Room, Murray County Government Center, Slayton, Minnesota, and via a Teams Link and telephone.

**Members present:** Kevin Vickerman, Carolyn McDonald, Vern Carlson, Bob Ossefoort, Dan Bierma, and Dave Thiner

**Others present:** Jean Christoffels and see attached Sign-In Sheet

**Others present Call in:** Kayla Johnson, Luke Gildemeister, and Molly Malone

Chair Carolyn McDonald called the meeting to order at 7:26 pm and asked if there were any corrections or additions to the agenda.

**MSP: Vern Carlson, Dan Bierma to accept the agenda as presented.**

**Agenda #1 Identify any Conflict of Interest – Planning Commission**

None were identified.

**Agenda #2 Spronk Bros. III Real Estate LLLP Conditional Use Permit Public Hearing**

See Spronk Bros. III Real Estate LLLP Conditional Use Permit Public Hearing Minutes.

**Agenda #3 Midcontinent Communications – Moger Conditional Use Permit Public Hearing**

See Midcontinent Communications – Moger Conditional Use Permit Public Hearing Minutes.

**Agenda #4 USS Slayton Solar, LLC Conditional Use Permit Public Hearing**

See USS Slayton Solar, LLC Conditional Use Permit Public Hearing Minutes.

**Agenda #5 Pre-Advisory Meeting for Brett Huber Subdivision**

Robert Smithback, RES Contractor working with Brett Huber, pointed out that since they talked about this subdivision last year, Brett is looking to add three more lots and a potential utility lot; original proposal was for five lots and Brett's home. Brett would put up utility sheds or storage units only for the other lot owners, keeping most of the land himself. They want this to be a nice addition to Lake Sarah, no modular homes or trailer houses. The add-on lots are large lots that sit at a higher elevation and have a nice view to the cove area. Improvements were made to the drive into the property. They are hoping to utilize the central sewer system, or maybe a cluster system.

Vern wanted to know what roadblocks are stopping them from connecting to the centralized sewer system. Jean explained a family owns the land that the sewer system would have to cross, and at this time, the landowners do not wish for the sewer main to cross their property. Vern asked them if they can condemn the property because of public utility. The Sewer District is trying to get the family to the table to discuss instead of invoking condemnation.

Robert further explained that their idea is to make this a pristine, quality development and do everything correctly. Previously, it was just going to be Brett's house and five lots; Brett changed his mind and added three more lots and storage units for the lot owners.

Kevin wondered how they would bring the road to the ones on the bottom. Robert said they would come across to the area where there is a natural break and then run the road along the west property line. There is a wet area to be crossed; they have several hoops to go through yet.

Carolyn asked how deep the lots are by the lake. Robert said they are 520 to 534 feet deep.

Jean commented that they will need to work with Murray Soil and Water for the access road; may need to go through wetland mitigation. They were allowed to bring in gravel last year to raise the road, but they were not allowed to widen it.

As it was proposed last year, the lots were meeting the required setback to two feedlots, however, with the three additional lots and utility lot, the subdivision would now be within the  $\frac{3}{4}$  mile setback; a variance would be needed. Vern didn't think they would need a variance if they were not going to plat them as residential. Jean explained that even if a part of a subdivision is within that setback, then they have to go through the variance process.

Carolyn asked if they are significant feedlots, and if they are active. Jean explained that when a County requires a setback for a feedlot to a residence, then the County must also have a reciprocal setback for a residence to a feedlot. Vern recommended going through the variance process before going any further with the survey. Robert wanted to know about the variance process. Jean explained the variance process takes about four to six weeks; the deadline for the May hearing just closed. A hearing would be held by the Board of Adjustment and if the request would be denied, then they could just go back to the original plan and skip the three lots they are trying to add.

Jean said Brett could get the permit to build his house anytime because it is not within the setbacks to the feedlots. A wetland delineation will be required; they could get started on that.

The Checklist for a subdivision was reviewed.

Vern suggested they apply for a variance first and then get the wetland delineation done before it comes back to the Planning Commission. The Planning Commission would like to see the drawing again before moving forward.

#### **Agenda #6 Approval of Planning Commission Minutes**

- a. 03-17-2022 Swenson County Park Conditional Use Permit Public Hearing
- b. 03-17-2022 Carlson Additional Preliminary Plat Public Hearing
- c. 03-17-2022 Planning Commission Meeting

**MSP: Bob Ossefoort, Vern Carlson to approve the minutes as written.**

**MSP: Bob Ossefoort, Vern Carlson to adjourn at 9:43 pm.**

Respectfully submitted,

Connie Wieneke  
Murray County Environmental Services

04-21-2022 P & Z Meeting