

**Murray County Planning Commission
Meeting Minutes – October 20, 2022**

The Murray County Planning Commission held a meeting on Thursday, October 20, 2022, in the County Commissioner's Meeting Room, Murray County Government Center, Slayton, Minnesota.

Members present: Kevin Vickerman, Dan Bierma, Dave Thiner, Vern Carlson, Bob Ossefoort, Ron Holinka and Sue Tutt

Others present: Jean Christoffels, Connie Wieneke, Kayla Johnson and see attached Sign-In Sheet

Vice Chair Vern Carlson called the meeting to order at 7:06 pm and asked if there were any corrections or additions to the agenda.

MSP: Kevin Vickerman, Ron Holinka to accept the agenda as presented.

Agenda #1 Identify any Conflict of Interest

None were identified.

Agenda #2 Travis Reith Conditional Use Permit Public Hearing

See Travis Reith Conditional Use Permit Public Hearing Minutes.

Agenda #3 Pre-Advisory Meeting for Replat of Outlot A, Block 3, Autumn Blaze Estates

Jean explained that Autumn Blaze Estates Outlot A, Block 3, was part of the subdivision platted in 1994, and was the location for a storm water pond for the subdivision. Much research has been done to locate the plans for the pond, however, none were found. In the minutes from the public hearing for Autumn Blaze Estates, it stated that Outlot A was going to remain open. An outlot is normally an unbuildable lot. At this time, the owners would like to replat it as a buildable lot, at least the west 150' x 210' with no building or filling on the east side of it as there is a low area that leads to the culvert that goes under the County Road to the lake.

The County Road has a site corner which is considered road right of way. The west side could be buildable and be able to meet setbacks, with the east side left as open space because the current owners don't want it built on to save their view from their condos. Their options are to replat it as one lot with part of it not being buildable; put a restriction that no building on the east side. Or plat it as two lots and leave the east one as an outlot for the storm water pond. Ron questioned why they wouldn't want to leave that part with the condo.

The Commission didn't feel they could continue with the pre-advisory meeting without the landowners present to answer their questions.

MSP: Kevin Vickerman, Dan Bierma to table the Pre-Advisory Meeting for Replat of Outlot A, Block 3, Autumn Blaze Estates until their next meeting on November 17, 2022, when the applicants could be present for questions.

Agenda #4 Approval of Planning Commission Minutes

- a. 08-25-2022 Cary & Karen Radisewitz Conditional Use Permit Public Hearing
- b. 08-25-2022 Planning Commission Meeting

MSP: Bob Ossefoort, Kevin Vickerman to approve the minutes as written.

Agenda #3 Pre-Advisory Meeting for Replat of Outlot A, Block 3, Autumn Blaze Estates

Before the meeting was adjourned, the applicants arrived.

MSP: Dave Thiner, Sue Tutt to remove the Pre-Advisory Meeting for Replat of Outlot A, Block 3, Autumn Blaze Estates from the table and open the floor for discussion.

Randy & Lora Pankonen said they would like to be able to sell the west half of Outlot A as a buildable lot. They purchased Lots 17, 18, 19 and Outlot A together and have since sold off Lots 17 & 18 and then built a garage on Lot 19. They are looking at selling Outlot A because the other owners of the condos don't want to have to deal with the maintenance of the additional land.

Regarding the storm water pond, Randy mentioned that they have pictures that show there was no standing water on July 5th, 2018 during the flood. When the flood was happening, the water ran down the ditches and before it got to that lot, it went across the road.

Ron asked why they would not keep ownership of Outlot A to protect their view. Randy explained that they paid a \$10,000 grinder fee that would be for an unbuildable lot; they would like to make the west 150 feet buildable with a stipulation that the east side would be remain wide open so they can keep their view. Kevin commented that even with the unbuildable area of the lot, a person could fill it with trees; he didn't feel they would want to lose control over that area.

The Commission reviewed the preliminary checklist with the applicants, noting the items that must be included on the preliminary plat, including a determination as to if they will plat one or two lots.

MSP: Kevin Vickerman, Dan Bierma to allow the applicants to proceed with making application for a preliminary plat public hearing for the Replat of Outlot A, Block 3, Autumn Blaze Estates, if the preliminary plat includes all required items from the checklist.

MSP: Bob Ossefoort, Dan Bierma to adjourn at 7:47 pm.

Respectfully submitted,

Connie Wieneke
Murray County Environmental Services