

Supervisor's Planning and Zoning Meeting
Minutes February 4, 2020

Silver Creek Township

On Tuesday February 4, 2020, the Silver Creek Planning and Zoning Committee met at the Silver Creek Town Hall located at 3827 134th Street NW, Monticello, Minnesota 55362, Wright County, and State of Minnesota. The meeting was tape recorded for transcribing purposes only. Chairman Ness called the Supervisor meeting to order at 7:00 p.m. There were 18 people in the audience at the start of the meeting. All present stood and recited the pledge of allegiance to the Flag of the United States of America. Motion by Supervisor Ludenia to continue the Supervisor Meeting until after the P & Z Meeting. Second by Supervisor Klein All present in favor. Motion Carried. P & Z Chairman Richard Chwalek continued with the P & Z Meeting.

Members Present:

Chris Klein	Tom Vanek	
Mike Ludenia	Dan Ness	Richard Chwalek
Sandy Forsman	Mark Egge	Dan Mielke
Absent: Barry Heikkinen		

APPROVAL OF THE CONSENT AGENDA ITEMS:

Minutes of 01/07/2020. Motion to approve minutes by Tom Vanek, second by Mark Egge. All present in favor. Motion Passed.

CHAIR REPORTS: None

New Business:

Knife River: 4301 CR 39: Petition for a CUP to allow continuation of plant & mining operations: Mark Magnuson was present to petition for a Conditional Use Permit to allow the continuation of the temporary asphalt and mining/processing operations that include an asphalt and wash plant and placement and storage of recycled concrete bituminous/shingles for the 2020-2023 construction seasons and request extended hours to allow for 6:30 a.m. start time for generator (warm up) and hours of plant and mining operations to be Monday-Saturday 7:00 a.m. – 7 p.m.

They built up the road last year, putting up additional berms; they will be moving the plant to the SE in the pit. They are also working on something to combat the odor if they are required to use the new polymer oil that is mandated in some contract.

Some of the residents' concerns with the plant are: truck noise, high traffic volume, odors, emissions out of the stack, more blue smoke than in the past, residue on porches, siding and roofs that they believe may be from the plant, the 6:30 start up time, the amount of Saturday work allowed and that the CUP should only be for 1 year. Residents would like a sign put up about legal mufflers and turn lanes to be finished. Mr. Magnuson stated that asphalt plants are highly regulated and inspected, they only ran 3 Saturdays last year to get the Hwy 55 project completed and they are going to try to turn the plant a little to try to help the noise. No jack braking is standard in all of their plants and the odors last year were worse when the barometric pressure was high, which seem to happen more than usual, which will keep any smoke and odor closer to the ground. They do not work Saturdays unless it is in a contract they are awarded, so 5 Saturdays would be agreeable.

Motion by Dan Mielke that we leave the renewal at a yearly basis and reduce 7 Saturdays to 5. Second by Supervisor Forsman. Amended to follow all other existing CUP requirements. Motion carried 8-0.

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Travis Bosacker 13850 CR 76: Lot line adjustment: Mr. Bosacker was present to request a lot line adjustment to add a 66' wide strip coming off the west side of the Koshiol property to be combined with the Bosacker property that lies to the north. He would like the lot line adjustment and change the zoning from Ag/Res to Ag and to include it with his 10 acres. It would clean up the easement and give extra room to create the driveway and keep it from going bad. The easement is used by Mr. Bosacker and neighbor Mr. Kemmetmueller. He would like to be able to fix the road so the water runs into the woods. Attorney Matthew Brown spoke for Mr. Kemmetmueller; he has concerns with the driveway now and feels this could make it worse. Mr. Bosacker kennel business has expanded it has greatly increase the traffic, some of the cars go fast and sometimes the access to his property is obstructed because the road is not very wide. Mr. Bosacker already has a 66' access to Barton Ave that can be used. Mr. Kemmetmueller does have a permanent easement. Motion made by Dan Ness, second by Tom Vanek to grant the lot line adjustment for the 66' wide strip coming off the left side of the Koshiol property and #2 to grant the change of zoning of that 66' strip from Ag/Res to Ag. Amended to include that the 33' easement for the western property does not change the driving surface at least up to the existing driveway coming off that 33' easement. Motion carried 7 yes 1 no by Supervisor Klein because of the potential for future issues for the Kemmetmueller property being restricted to the full 33' and the township should not allow it.

Sarah Bonvallet & Robert Miller 4529 128th St NW: Requesting a CUP for a home extended business and commercial outdoor recreation permit. MS Bonvallet and Mr. Miller were present to explain the request. The business is Dangerous Man Farm Brewery they are looking to build a micro-brewery in an existing pole barn on the property and would like to have 6 events a year celebrating seasonal beers and local ingredients, the brewery will not be a public space. They would like a harvest fest, a couple summer fests with music, outdoor kitchen and farm tours. They would be Saturday events approximately noon to 10:00pm. They would bring in licensed food vendors, such as food trucks. They will be renting land from a neighbor for parking, explained how the property would be used for events and improvements needed to done to the property.

Motion by Supervisor Ness to approve an IUP for a home extended business as laid out in the 3 year plan presented and grant a commercial outdoor recreation permit this same plan. Second by Mark Egge. Motion amended to include that the events are done by 10pm, they are allowed the 6 events per year requested with numbers not to exceed 350 participants', and that a usable safe driveway approach is utilized for the parking area with trees and shrubs removed for proper sight lines. Motion carried 8-0.

Old Business:

CMRP: Will discuss next meeting.

Unfinished Business:

Misc.:

Upcoming Items: Bob Finke

ADJOURNMENT: A motion by Mark Egge to adjourn, second by Dan Mielke. The motion carried. The meeting adjourned at 9:45 pm.

Approved

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Respectfully Submitted,
Silver Creek Township Clerk,
Nancy Betzler

02/04/2020 Minutes
Approved by Board of Supervisor's
03/05/2020
