



PLANNING & ZONING ADVISORY COMMISSION

MINUTES	FEBRUARY 27, 2023	7:03 PM	NICOLLET COUNTY BOARD ROOM
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ROLL CALL	COMMISSIONERS PRESENT	COMMISSIONERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	<input checked="" type="checkbox"/> Dave Ubel, <i>Chair</i> <input checked="" type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Drantell, Commissioner <input checked="" type="checkbox"/> Lloyd Hoffmann <input checked="" type="checkbox"/> Justin Laven <input checked="" type="checkbox"/> Terry Morrow, Alt. Commissioner <input checked="" type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input checked="" type="checkbox"/> Marie Drantell, Commissioner <input type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input type="checkbox"/> Terry Morrow, Alt. Commissioner <input type="checkbox"/> Randy Schwab	<input checked="" type="checkbox"/> Spencer Crawford, Deputy Zoning Administrator (DZA) <input checked="" type="checkbox"/> Loria Rebuffoni, Property Services Supervisor (PSS) <input checked="" type="checkbox"/> Roxann Klein, Assistant County Attorney (ACA) <input checked="" type="checkbox"/> Crystal Madden, Recording Secretary <input type="checkbox"/> Other Staff: <input type="checkbox"/> Other Staff:

CANCELLATIONS & ADDITIONS	DZA Crawford advised that the W W Blacktopping Mineral Extraction Conditional Use Permit renewal hearing was canceled at the request of the applicant.
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APPROVAL OF JANUARY 23, 2023 MINUTES	MOTION	2 ND
<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH REVISIONS	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input checked="" type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Drantell, Commissioner <input type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input type="checkbox"/> Terry Morrow, Alt. Commissioner <input type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Drantell, Commissioner <input type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input type="checkbox"/> Terry Morrow, Alt. Commissioner <input checked="" type="checkbox"/> Randy Schwab
VOTE TO APPROVE MINUTES	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL VOTE: 6 - 0



PUBLIC HEARINGS

PLN23-04	APPLICANT/LANDOWNER: Mike Annexstad, Annexstad Dairy Farms Inc.
DESCRIPTION	Conditional use approval for the expansion of an existing dairy feedlot.
STAFF REPORT PRESENTED BY	Spencer Crawford, DZA
APPLICANT TESTIMONY	Mike Annexstad declined to testify.
PUBLIC TESTIMONY	None.
COMMISSION DISCUSSION	<p>The Commissioners asked the applicant several questions relating to his anticipated number of cows, future use of existing equipment, spread acres and wastewater pumping to the liquid manure storage area.</p> <p>Commissioner Thoreson asked staff why recommended condition number five requires injected manure in liquid or slurry form to be incorporated within 24 hours. Commissioners Ubel and Thoreson agreed that injection is the same as incorporation. Commissioner Ubel recommended rewording the condition with the term incorporated instead of injected. Commissioner Thoreson asked staff if they had any guidance from the MPCA; DZA Crawford was not aware of any. Commissioner Morrow stated the recommended condition is quoted from Minnesota Rules 7020.2225, though that does not stop the Board from changing the condition. The Board continued to discuss altering the condition, ultimately deciding that it should read "manure that is in liquid or slurry form must be injected or incorporated within 24 hours".</p> <p>Commissioner Thoreson asked staff if recommended condition number six would require the applicant to put a tarp over a manure spreader; DZA Crawford replied that it would require some sort of cover during transportation. The Commissioners discussed the merits of the recommended condition, ultimately agreeing with the recommendation from ACA Klein that the condition should state "Manure when transported should comply with Minnesota Administrative Rule 7020.2010". Commissioner Laven made a motion to replace recommended</p>

	condition six with the wording as stated by ACA Klein; the motion was seconded by Commissioner Schwab, passing with a 6-0 vote.		
	The Commissioners asked staff about neighbor comments and violations at the site, to which DZA Crawford replied there were none.		
COMMISSION ACTION - APPROVAL	MOTION		2ND
<input type="checkbox"/> RECOMMEND APPROVAL WITH CONDITIONS AS LISTED BY STAFF <input checked="" type="checkbox"/> RECOMMEND APPROVAL WITH REVISED CONDITIONS	<input type="checkbox"/> Dave Ubel, Chair <input type="checkbox"/> Jon Thoreson, Vice Chair <input type="checkbox"/> Marie Drantell, Commissioner <input type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input type="checkbox"/> Terry Morrow, Alt. Commissioner <input checked="" type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, Chair <input type="checkbox"/> Jon Thoreson, Vice Chair <input type="checkbox"/> Marie Drantell, Commissioner <input type="checkbox"/> Lloyd Hoffmann <input checked="" type="checkbox"/> Justin Laven <input type="checkbox"/> Terry Morrow, Alt. Commissioner <input type="checkbox"/> Randy Schwab	
VOTE TO RECOMMEND APPROVAL	<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	VOTE: 6 - 0
COMMISSION ACTION - FINDINGS	MOTION		2ND
<input checked="" type="checkbox"/> ADOPT AS STATED <input type="checkbox"/> ADOPT WITH REVISIONS	<input type="checkbox"/> Dave Ubel, Chair <input type="checkbox"/> Jon Thoreson, Vice Chair <input type="checkbox"/> Marie Drantell, Commissioner <input type="checkbox"/> Lloyd Hoffmann <input checked="" type="checkbox"/> Justin Laven <input type="checkbox"/> Terry Morrow, Alt. Commissioner <input type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, Chair <input checked="" type="checkbox"/> Jon Thoreson, Vice Chair <input type="checkbox"/> Marie Drantell, Commissioner <input type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input type="checkbox"/> Terry Morrow, Alt. Commissioner <input type="checkbox"/> Randy Schwab	
VOTE TO ADOPT FINDINGS OF FACT	<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> DENIED	VOTE: 6 - 0

ADDITIONAL ITEMS

OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN MEETING	MOTION		2ND
7:41 PM	<input type="checkbox"/> Dave Ubel, Chair <input type="checkbox"/> Jon Thoreson, Vice Chair <input type="checkbox"/> Marie Drantell, Commissioner <input type="checkbox"/> Lloyd Hoffmann <input checked="" type="checkbox"/> Justin Laven <input type="checkbox"/> Terry Morrow, Alt. Commissioner <input type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, Chair <input type="checkbox"/> Jon Thoreson, Vice Chair <input type="checkbox"/> Marie Drantell, Commissioner <input checked="" type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input type="checkbox"/> Terry Morrow, Alt. Commissioner <input type="checkbox"/> Randy Schwab	
VOTE TO ADJOURN MEETING	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL	VOTE: 6 - 0

DAVE UBEL, CHAIR		DATE	5/15/2023
SPENCER CRAWFORD, DEPUTY ZONING ADMINISTRATOR		DATE	5/15/2023