

BROWN COUNTY PLANNING & ZONING COMMISSION
October 8, 2024

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Commissioners Room on October 8, 2024, at 9:00 AM. Planning Commission members present: Dennis Potter, and Dan Lendt, Tony Berg – County Commissioner. Also present: Sam Hansen – Administrator, Charles Hanson – County Attorney, Robert Santaella – Zoning Administrator, and Amanda Lang – Assistant Zoning Administrator.

Members not present: Joe Stadheim, Lisa Fischer.

Members of the public present: Kyle Brunner, Kristine Runck, Willis Runck.

The meeting was called to order by Zoning Administrator, Robert Santaella, at 9:00 AM.

In the absence of the Chair and Vice Chair, a chair for the meeting was established. A motion to appoint Tony Berg as the chair for this meeting was made by Lendt and Seconded by Potter. Motion carried 3-0 on a unanimous vote.

The minutes from September 10, 2024, were reviewed. A motion to approve was made by Lendt and Seconded by Potter. Motion carried 3-0 on a unanimous vote.

The First item of business was a Conditional Use Permit Application APP-C-0178

Application filed by Kyle Brunner on the property owned by Janette Brunner described as Lot A-5 of the E ½ of the SE ¼ Plat 199622, Section 12, Township 110 North, Range 31 West, Milford Township, Brown County, Minnesota. Application for a Conditional Use Permit is to allow use of the site for a Power sports repair, sales and welding shop operation and constructing a 40' X 60' shop, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Santaella provided background on the application. A review of the letters from the public was done. Applicant, Kyle Brunner, explained his intentions with the business and responded to the questions and concerns addressed in the public letters regarding traffic, noise, hours of operation, and number of employees. Santaella recommended that in addition to the recommended condition in the summary page to add a condition for hours of operation and to follow all Federal, State, and local laws and regulations. Christine Runck made a comment in support of the application and information about the area this will affect. Willis Runck made a comment in support of the application. County Attorney, Charles Hanson, informed the Board and members of the public present that the approval of this application would not limit the property owner to following applied conditions to doing similar work on his personally owned power sports vehicles, small engine items, and welding. Berg asked if the condition of operation would be Monday to Friday 8:00 AM to 5:00 would be too restrictive for him while he is conducting business outside of his full time job hours. The applicant did acknowledge that it would hinder him if that condition were set. Santaella pointed out

that there is an Ordinance that identifies appropriate noise levels during specific times of the day.

The Finding of Facts sheets were completed.

Motion was made by Potter and Seconded by Lendt to recommend approval with the suggested condition and add conditions of adhering to all Federal, State, and local rules and regulations, and that business can be conducted Monday through Friday from 7:00 AM to 10:00 PM, to the County Board. Motion was passed 3-0 on a unanimous vote.

The Second and Final item of business was a Final Plat Application APP-P-0159

Application filed by Roger Wilfahrt on the property owned by Roger & Julie A Wilfahrt to be known as Wilfahrt 2nd Subdivision Lot 1 (2.50 acres), Lot 2 (2.50 acres), Lot 3 (3.77 acres) on property described as Lot 1 and Lot 2, Block 1, Wilfahrt 1st Subdivision, Section 12, Township 109 North, Range 30 West, Cottonwood Township, Brown County, Minnesota. Application is to replat Wilfahrt 1st Subdivision into 3 lots, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Santaella provided background on the application and stated that no changes were made. No further discussion.

Motion was made by Potter and Seconded by Lendt to recommend approval to the County Board. Motion was passed 3-0 on a unanimous vote.

There being no further business, Chairman Berg adjourned the meeting.

Respectfully submitted,
Amanda Lang, Assistant Zoning Administrator