

**MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENT MEETING**

**TUESDAY, DECEMBER 10, 2013, 7:00 P.M., COMMISSIONER ROOMS, LYON COUNTY GOVERNMENT CENTER, MARSHALL, MINNESOTA**

**MEMBERS PRESENT:** Thooft, Steen, Chalmers, Sturrock

**OTHERS PRESENT:** Ritter, Goodenow, Biren, Zimmer, and Olson

**ABSENT:** Ludeman

Thooft opened the meeting at 7:00 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**IDENTIFY ANY CONFLICT OF INTEREST.** None

**AMEND/APPROVE AGENDA.** Chalmers motioned, seconded by Steen to approve agenda. All voted in favor, motion carried.

**CORRECT/APPROVE MINUTES FROM THE OCTOBER 8, 2013 MEETING.**

Chalmers motioned, seconded by Steen to approve the minutes as presented. All voted in favor, motion carried.

**BOARD OF ADJUSTMENT:**

**VARIANCE:** None.

**PLANNING COMMISSION:**

**CONDITIONAL USE PERMIT/PUBLIC HEARING -**

Public Hearing, Greg Boerboom has applied for a conditional use permit to expand an existing feedlot by constructing an addition onto an existing hog confinement barn. The addition is to be approximately 61' x 60' with a 2' deep concrete pit. The property is located in the SE Qtr of Section 21, Stanley Township, Lyon County, MN and zoned Agriculture.

Greg Boerboom is present. Biren explains that Boerboom will not be changing animal units. The construction is more of a logistical change, 60' x 61' addition on the east side of the existing barn. Biren did not receive any comment from neighbors. Boerboom

explains that the addition is required to rise the age of pigs that are weaning. Chalmers- will the expansion increase the number of animals? Boerboom explains that barns are not currently at capacity and expansion will provide more space per animal.

Thooft moves to the findings of facts. No questions or comments by the board.

Chalmers motions, seconded by Steen to recommend the permit be granted by the County Board. All vote in favor, Motion carries.

### **ESSENTIAL SERVICE REQUEST- MAJOR**

Public Hearing, Otter Tail Power Company %Gary Eggen has applied for a Essential Service Request-Major to construct a pole distribution substation to be used with the existing 41.6 kV transmission line along with distribution lines. The area representing the request is zoned Highway Commercial and is located in part of the SW Qtr of Section 26 of Fairview Township, all located in Lyon County, MN

Myron Rader is present to represent Otter Tail Power. Biren explains where the substation will be locate. The 41.6 kV line will be supported by the substation. Myron explains the existing substation is outdated and needs to be renovated. Goodenow questions what access there is to the substation. Rader explains that access will mainly be through Titan Machinery's lot with a separate access easement from the salvage yard. Goodenow asks if it is okay the setback from the county road is sufficient. Aaron VanMoer, County Highway Engineer, has no issue with the setback. Biren explains that access road was previously an unimproved access road.

Sturrock asks what the tower is about. Biren- the tower is Quest Energy's, it is a cellular phone tower. Goodenow mentions the tower should have been located further out in the field. Biren states the substation will have no fence, the lines are high enough in the air. Duane Carrow, neighbor to the project, indicated he discuss the project with Otter Tail and has no comments. Sturrock asks what the project's construction timetable is. Myron indicates that it will likely be construction between January and March and should take only about a month to construct.

Thooft moves to finding of facts. No questions or comments by the board. Sturrock motions, seconded by Steen to recommend the permit be granted by the County Board. All vote in favor, Motion carries.

The Board also changed the March meeting in 2014 from Tuesday, March 11 to Monday, March 10.

Chalmers motioned, seconded by Steen to adjourn at 8:00 pm. All voted in favor, motion carried.

Respectfully submitted,

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Planning and Zoning/Board of Adjustments

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Luke Olson, Lyon County Planning & Zoning