

MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENTS MEETING

Tuesday, April 14, 2020– 7:00 P.M., COMMISSIONERS ROOM, LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN. In light of the COVID 19 Virus the meeting offered a call in option for board members and participants. Rollo Call vote was taken for CUP

MEMBERS PRESENT: Louwagie, Steen, Williams, VanOverbeke, Meulebroeck

OTHERS PRESENT: Crowley, Springstead, Biren, Paul Letsche (East River Electric)

Vice Chair Steen opened the meeting at 7:00 p.m.

The Pledge of Allegiance was recited by all

Elections of Officers postponed due to COVID 19 restrictions for in person meeting

Identify any conflicts of interest, none identified

AMEND/APPROVE AGENDA: Williams moved, seconded by Louwagie to approve the agenda as presented. All in favor, motion carried.

Minutes from December 10, 2019 meeting reviewed, Williams moved, seconded by VanOverbeke to approve minutes as presented. All in favor, motion carried.

BOARD OF ADJUSTMENTS: None

PLANNING COMMISSION:

A request has been made by East River Electric Power for a Conditional Use Permit – Major Essential Service Request for replacement and upgrade to an existing substation. The area affected is zoned agricultural and located on a parcel of land located in the Southeast Quarter of Section 23, Township 112, Range 41, Lyon County, Minnesota described as 5.5 acres part of the Southeast Quarter, 600'X400' plus 11.74 acres adjacent to the existing parcel.

Paul Letsche was present remotely to represent Eat River Electric Power Company and explained the project.

John Biren noted that it was in the agricultural district, received no public comment related to request, and the Township or Highway Department did not express any concerns.

Crowley - What is the purpose of the additional land? Letsche explained the need to leave the existing portion up while constructing the new substation, and mentioned the State of MN requires extensive storm water management.

Williams – Is property taxed? Letsche property tax

Williams – Will you use existing driveways? Is there the need for three? Letsche no new site needs an access; will not be much traffic once initial construction is complete.

Meulebroeck – Dust Control and drainage restoration

Steen: How long will construction last? Letsche May to years end.

Asked for public comment; none received

Developed findings of fact

Williams moved, seconded by VanOverbeke to recommend to the Lyon County Board of Commissioners to grant a Conditional Use Permit – Major Essential Service to East River Electric Power (Applicant for replacement and upgrade to an existing substation. The area representing the request is zoned agricultural and described as:

A parcel of land located in the Southeast Quarter of Section 23, Township 112, Range 41, Lyon County, Minnesota described as follows: 5.5 acres part of the Southeast Quarter, 600'X400' plus 11.74 acres adjacent to the existing parcel.

With the following stipulations:

1. Allow inspection of the site during construction. East River to notify Lyon County Planning and Zoning prior to the start of construction and when construction is completed.
2. Site to remain free of noxious weeds, trash and rubbish.
3. Provide off street parking and unloading of materials during construction.
4. Substation to be located 90 feet from the centerline of the public roads.
5. Provide contact information of the person overseeing the project for East River.
6. A copy of the County Board of Commissioner's Motion shall be filed with the County Recorder's Office along with the legal description of the property. Additional fees to be paid by the applicant for the actual costs incurred by the County for the recording.

VOTING FOR: (Roll Call): Steen, VanOverbeke, Williams, Louwagie, Meulebroeck

OPPOSED: None

OBSTAINED: None

ABSENT: None

Motion by Williams Second by Louwagie to adjourn meeting motion passed,

Laurel Steen, Planning Commission

John Biren, Lyon County Planning & Zoning