

Hampton Township
June 2010 Planning Commission Meeting
06/14/2010 7:30 PM

Planning Commission members present

*Jeremy Irrthum
*Dave Peine
*Mike Tix
*Larry Runyan.

Absent

*CaSondra Schaffer

1. Meeting Called to order by Jeremy Irrthum
2. David & Sandra Kutz
25420 Emery Avenue
Hampton, Minnesota 55065
(507) 263-3651

Requesting a permit for an addition of a bedroom to the south side of their house. Request meets current ordinance. Dave Peine made a motion that the planning commission recommend to the township board that the application for the permit be granted. Seconded by Mike Tix. Called to vote, carried unanimously.

3. Joe & Jeanette Beissel
23346 Hogan Avenue
Hampton, Minnesota 55031
(651) 437-7253

Requesting a permit for a 32' X 48' pole barn for storage. Discussion on whether it should be a residential or Ag permit, it was decided that it should be an Ag permit. Request meets current ordinance. Larry Runyan made a motion that the planning commission recommend to the township board that the application for the permit be granted. Seconded by Mike Tix. Called to vote, carried unanimously.

4. Steve Werner
4795 250th Street East

Hampton, Minnesota 55031
(507) 263-2291

Requesting a permit to build a 40,000 bushel grain bin. Meets current ordinance. Mike Tix made a motion that the planning commission recommend to the township board that the application for the permit be granted. Seconded by Dave Peine. Called to vote, carried unanimously.

5. Discussed building site with Joe & Jeanette Beissel

Recommended that they obtain a building permit from the township board and if necessary, renew it annually.

6. Discussed wording in our feedlot ordinances.

The planning commission recommends the following updates to our feedlot ordinance. The updates are to clarify confusing language and account for additional scenarios. The recommendations are as follows:

Section 613.C.2 – Minimum Setbacks

Update

The following setbacks shall apply to all new animal feedlots and manure storage facilities.

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The following setbacks shall apply to all new animal feedlots and manure storage facilities or existing animal feedlot and manure storage facilities that expand beyond permitted maximum number of animal units.

The planning commission recognizes that the ordinance’s original intent of the word “new” was to protect or “grandfather” feedlots existing before the defined ordinance. The planning commission feels setbacks should also be enforced when existing feedlots expand beyond permitted maximum number of animal units. This is consistent with Section 613.B.1.b.1 requiring a permit when there is “An increase beyond the permitted maximum number of animal units.”

Section 613.C.2 – Minimum Setbacks

The planning commission suggests adding language that setbacks do not apply to principal structures built within setback of existing feedlots and manure storage facilities. Principal structures built within a setback of an existing feedlot and manure storage facilities cannot be used against the current operation of a feedlot and manure storage facility.

Section 613.C.3 – Measurements

Update

The separation distances established in this section shall be measured from the perimeter of the animal feedlot or animal waste storage facility to the nearest referenced boundary or the exterior wall of the principal structure containing the referenced use, whichever applies. In the event a use is not contained within the structure, an imaginary perimeter boundary shall be drawn around the referenced use, and measurements shall be taken from that perimeter boundary.

to

The separation distances established in this section shall be measured from the perimeter of the animal feedlot or animal waste storage facility to the nearest ~~referenced boundary or the~~ exterior wall of the principal structure containing the referenced use, whichever applies. In the event a use is not contained within the structure, an imaginary perimeter boundary shall be drawn around the referenced use, and measurements shall be taken from that perimeter boundary.

The planning commission found “referenced boundary” confusion and suggests removing the text. The planning commission was uncertain if “referenced boundary” is the property line or some other boundary. All structures must be at least 15 feet from the property line so the property line would always be closer than the exterior wall of the principal structure.

Motion to adjourn by Larry Runyan
Second by Mike Tix
Unanimously approved

Minutes submitted by Larry Runyan and Jeremy Irrthum
Acting planning commission secretary in CaSondra Schaffer’s absence