

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Monday, April 15, 2014 at 6:30 p.m.

PRESENT: Ed Dunn, Katie Reiling, Rick Fischbach, Mary Sieben

ABSENT: Jeff Meyer

The meeting was called to order at 6:30 p.m.

Motion to approve the minutes of March 25, 2014, by Mary Sieben, second by Rick Fischbach all in favor and carried.

MIDSOTA MANUFACTURING- PUBLIC HEARING ON AMENDMENT TO CONDITIONAL USE PERMIT

Motion was made to open the public meeting at 6:30 p.m.

Joel Bauer and Tim Burg were present at the meeting to represent Midsota Manufacturing. Midsota stated they will have approximately 30-35 employees in this new location. Once they are situated in the new building they may be adding approximately five more employees. Parking will be in the front of the building and also there is a plan to have overflow parking on their lot line abutting Tischler's. There will be a chain link fence surrounding the property so the trailers are secure. There will be outside storage of steel. Midsota does hold water permits for this outside storage area. This is regulated as they need to follow MPCA guidelines.

Midsota stated that the noise associated with the business would be contained inside the building. All welding, etc. is done inside the building. If the doors are open you will be able to hear some manufacturing but they stated there will be less noise than the traffic from the interstate. Ed Dunn stated that seven months out of the year the doors are closed. The trailers will be another noise buffer. They will be doing exactly what they are doing now just 100 yards over and across from the freeway. The odor will be very minimal. Midsota does operate cleaner than PSI has in the past. They stated they do pride themselves in having a clean business.

The planning commission discussed the stormwater runoff plan. This plan will need to be completed by an engineer. Midsota and their engineer will work with Randy Jenniges. The storm-water plans shall be completed and turned into the City by June 30, 2014. The Planning Commission would like to do a site review on the property on an annual basis. Midsota is concerned that every year there will be additional conditions placed on the property when the inspections take place. Katie Reiling explained that additional conditions cannot just be added and that this site review will be important in the event Midsota sells this property in the future. This will help the City to control what happens on the property. Midsota agreed to have stormwater runoff reviewed at the annual site visits. They also agreed to show the State and Federal orders that they must follow that go along with odor and pollutants.

Motion by Rick Fischbach to close the public hearing, second by Ed Dunn, all in favor and carried.

Motion by Rick Fischbach to make a recommendation to the City Council to approve the Amended Conditional Use Permit with the following conditions:

- 1. All noise, odors and pollutants must be within MPCA guidelines and permitted pertaining to Midsota Manufacturing;***
- 2. A stormwater run-off/site plan shall be developed by an engineer for the property owner addressing proposed improvements including but not limited to new hard surface areas, entrances, outside storage and parking lots. The stormwater plans shall be completed and submitted to the City by June 30, 2014;***
- 3. A City Planning Commission site review will be conducted on this property on an annual basis.***

Second by Mary Sieben, all in favor and carried.

FIRE DEPARTMENT

The Planning Commission members were given a tour of the Fire Department and given an informational brief on how they are currently operating.

MISC.

The Planning Commission will review the accessory structure ordinance and Interim Use Permits at the May meeting.

Respectfully submitted,
Amy Pease