

MINUTES
CLAY COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, AUGUST 23, 2016
MEETING ROOM B - THIRD FLOOR COURTHOUSE

Members Present: Mark Klevgaard, Tom Jensen, Jenny Mongeau, Amos Baer, Dan Langseth, Andrea Koczur

Members Absent: Mike Hulett, Randy Schellack, Bill Davis, Tim Brendemuhl

Others Present: Tim Magnusson, Colleen Eck, Jenny Samarzja, Roger Reinke, Jason Reinke, Darren Rogness, Wayne Ingersoll

APPROVAL OF AGENDA

On motion by Koczur, seconded by Jensen, and unanimously carried, the Commission approved the agenda.

CITIZENS TO BE HEARD

There were no citizens to be heard

ROGER REINKE - CONDITIONAL USE REQUEST

The applicant is seeking approval of a Conditional Use Permit to allow the construction and use of a building for warehouse/storage purposes. Said building would be located on a 3.97-acre parcel in the SW Quarter, NE Quarter, Section 28, T138N, R48W (Kurtz Township). Said property is zoned Agricultural General (AG).

On motion by Mongeau, seconded by Koczur, and unanimously carried, the Planning Commission approved opening the public hearing.

Tim Magnusson, Planning Director, pointed out the property on several aerial views. The site is adjacent to the unincorporated Village of Rustad, with Agricultural Service Center (ASC) zoning. It fronts on 19th St S, a gravel road, which starts east of the old railroad crossing in Rustad and dead ends about 300 feet north of this site. Traffic has only one way in and one way out. There are approximately 15 homes in and around the Village of Rustad. The proposed storage requires a Conditional Use Permit because it could not be considered an accessory use. The applicant intends to construct a large T-shaped cold storage building to house a large number of jet skis that are currently stored outdoors at the site. This proposed use should have little impact on those homes due to the physical separation. Kurtz Township officials and the residents of Rustad were notified of the proposal. There were no comments received at the Planning office.

Roger and Jason Reinke stated that they have cleaned up the farmstead a lot already. Jason operates an online jet ski parts business. The only traffic he has in and out of the site are delivery trucks. He parts out jet skis and grinds up the remaining material before disposing of it offsite.

The storage building would have 14 to 16-foot high pallet racking for all the parts. There may still be a small amount of equipment outdoors after the structure is up. He has 30 trailers for hauling equipment and parts out approximately 500 jet skis annually.

The staff recommendation was for approval of this request as proposed with the following minimum conditions:

- 1) Compliance with all provisions of the Clay County Land Development Ordinance;
- 2) Use is limited to warehousing/storage.

On motion by Langseth, seconded by Jensen, and unanimously carried, the Planning Commission closed the hearing.

The Findings of Fact for Interim Use Permits was read and there were no issues found.

On motion by Mongeau, seconded by Koczur, and unanimously carried, the Planning Commission approved the request from Roger Reinke for a Conditional Use Permit to allow the construction and use of a building for warehouse/storage purposes on a 3.97-acre parcel: SW¹/₄ NE¹/₄ Section 28, Kurtz Township, with the following conditions:

- 1) Compliance with all provisions of the Clay County Land Development Ordinance.
- 2) Use is limited to warehousing/storage.

Other Business:

The County Board appointed Curt Stubstad to the Planning Commission, to replace David Heng.

Adjourn:

On motion by Mongeau, and seconded by Koczur, the meeting adjourned at 7:30.

Thomas Jensen, Planning Commission Secretary