

**Planning Commission Meeting Minutes**

**April 3rd, 2025**

Completed by: Sue Bertrand, P&Z Staff

Site visits conducted by Adam Ossefoort and Jim Pratt on 3/26/2025.

Meeting attended by board members: Chair Jim Pratt, Vice Chair Ken Hovet, Roger Hendrickson and Andy Watland.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Jim called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Jim.

Ken motioned to have the agenda approved as presented. Roger seconded the motion. Voice vote, no dissent heard. Motion carried.

Roger motioned to have the March 6th, 2025 meeting minutes approved. Andy seconded the motion. Voice vote, no dissent heard. Motion carried.

**AGENDA ITEM 1: Travis Eckel-Section 15, Wykeham Township, Site Address: NA**

**PID: 28-0012803**

1. Request for CUP for opening a Mini-Storage Facility in AF-2 Zoning District.

Travis Eckel was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

**Recommendation:**

A motion to recommend approval to the County Board of Commissioners with the following conditions:

**Proposed Conditions:**

1. Access to the storage facility site shall be limited to 145<sup>th</sup> Ave.
2. Applicant shall abide by all other applicable Federal, State, and Local standards.

Travis confirmed the staff report was accurate.

Correspondence received: None.

On Site Visit Report by Jim Pratt: This report may be viewed in full, upon request, at the Planning and Zoning office.

Public comment: None.

Board discussion:

Roger asked if there were any nearby neighbors?

Adam showed on the over head a few of the neighboring properties to the South, East and NE in relation to where the proposed mini-storage will be.

Roger all neighbors were notified?

Adam, yes all within a quarter mile or closest ten would have been notified, plus the township and the city of Eagle Bend.

Jim stated a pretty straight forward application.

Roger stated these are not stick built buildings, these are the containers.

Travis, yes, it is what he is proposing.

Jim asked if he will be painting them all the same color?

Tyler stated they will all be new or one use, and they will all be matching color and brand-new condition, grade-A.

Jim had a question about screening that was mentioned, is it vegetated screening?

Adam referred to the variance conditions that stated vegetated screening on the north and east sides of the building site to screen from public roadways.

Jim stated he will not worry about it then, if they wanted something specific they should have stated that.

Tom and Tyler stated they are assuming trees. Spruce Trees.

Roger motioned to recommend approval with the two conditions and Ken seconded.

1. Access to the storage facility site shall be limited to 145<sup>th</sup> Ave.
2. Applicant shall abide by all other applicable Federal, State, and Local standards.

Roll call vote commenced as follows:

<b>Board member</b>	<b>Vote (yes or no)</b>
Andy Watland	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on April 15<sup>th</sup>, 2025.

Ken asked about the review of the Comprehensive plan and asked when that might start.

Adam announced the kick off meeting will be at 6:00 pm to 7:00 pm at the Browerville Community Center on April 15, 2025, open to the public. Then it will be monthly meetings with the smaller committee after that.

Ken motioned to adjourn and Jim seconded. Voice vote to adjourn the March Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourned at 6:14 PM.