

October 31, 2016
Public Hearing for Variance for Fosston Tri-Co-op Elevator.

Planning Commission Members present: Offerdahl, Dufault, Veum, Hoialmen.

Also present: Lucken, Skala, Breckel, Larson, Dean and Sue DeFrang

Review and make a decision as the planning commission to approve or deny application for variance from zoning ordinance.

Set back requirements – see items 1-3. These items are the variance we would have to allow. Entering from Kaiser and exiting onto Johnson. Will cut on alley traffic. Bins by alley are being moved to new site. Should be no dust. Noise should not be any louder than the seed plant. We have to follow state rules for noise. We have to enforce that. Elevator is willing to build a fence. A belt conveyor is quiet. An auger is noisier. This new system should cut down on traffic due to the new weight system in place as well.

A fence would go close to the line. Can't be less than 8 feet in industrial zone for a fence so it can be higher.

Offerdahl – it solves the problem in the alley. Defrang – yes. You have to protect what you own. Offerdahl – fence from where to where? You would have to set it back from the sidewalk for visibility.

Asked DeFrang what height he prefers. He will have to look.

70 decibels during the day and lower at night.

Fence, noise, - any other concerns for Dean? Not off hand.

Does the 34' from building meet elevator needs? Breckel says yes. Hoialmen with the buffer and a fence that should help a lot.

Offerdahl – go through the three factors:

#1 – is the proposed use for the property reasonable? Any questions or factors on the reasonable of the request? Conclusion is that this is reasonable.

#2 – is uniqueness. Need to find that parcels are too small and rezoned to industrial. Lots were originally designed residential. Findings that they pertain to the uniqueness. Agree that factor #2 is due to circumstances that are unique to the property.

#3 – will proposed use alter use of surrounding area. This is an area variance not a use variance. Find that structures are similar. Agree that the proposed use will not alter the essential character of the area.

Is variance in harmony with the zoning ordinance. If satisfied then make the finding.
Is variance consistent with the comprehensive plan? Expands industrial base in community, etc.

Recommendation – ask for a motion to recommend approval of variance to the council or to deny it.
Conditions – a fence? Dufault made the motion

Veum would like to see this go through. Wants to see it work.
A big problem was the use of the alley and this gets it out of the alley.

Motion to approve to bring to city council for their consideration. Veum seconded. All aye.