

**Draft**  
**PLANNING COMMISSION MEETING**  
**February 2, 2011**

The meeting was called to order at 7:00 p.m. by Zoning Administrator Benson at 7:00 p.m.

Members Present: Dave DeLovely, Tom Hill, Paul Davidson, John Manninen, Willard Quiram, Jack Ezell, and Doug Suhonen.

Members Absent: None.

Ex Officio Member Present: Bob Olean and Bruce Benson.

Ex Officio Member Absent: None.

Acting as Chair, Benson asked for nominations for Officers.

Motion by Ezell, seconded by Hill and supported by all yea votes to cast a white ballot for the following Officers:

Chair Person	DeLovely
Vice Chair Person	Suhonen
Secretary	Quiram
Board of Adjustment Representative	Hill
Board of Adjustment Rep. Alternate	Suhonen

Note: Any Planning Commission member may be asked to serve as an Alternate to the Board of Adjustment as needed.

Benson turned the Chair over to DeLovely.

Motion by Quiram, seconded by Manninen and supported by all yea votes to approve the minutes of November 3, 2010.

Chairman DeLovely opened the Public Hearing at 7:05 p.m.

Conditional Use #410011     Bruce Smith

Part of the SE1/4 in Section 2, Township 46N, Range 19W in Barnum Township.

Nature of Request:     Operate a Gravel Extraction Activity in an R-1, Recreation Residential Zoning District.

Bruce Smith represented himself.

Smith indicated he intended to open a pit behind the existing ready mix plant. The pit would be used for the ready mix plant and he may sell material to others.

Quiram asked if there was a pit their now.

Smith said no, but it borders the county pit.

DeLovely asked if that was to the south.

Smith said it was.

DeLovely asked if it would be directly behind the plant.

Smith said it is.

Manninen asked if there were neighbors real close.

Smith indicated there was not. He owns to the east, his father to the north and there are two trailer houses between this property and the county garage.

Hill asked the size of the property.

Smith indicated 19 acres.

Quiram asked if he had talked to the neighbors.

Smith indicated a couple of them.

Davidson asked where access would be for hauling out of the pit.

Smith indicated there were two existing driveways out to Highway 61.

Davidson asked if he would access Highway 138.

Smith said no.

Manninen asked if there would be a crusher and wash plant.

Smith indicated they could have both.

DeLovely asked about waiving the property line setback.

Benson indicated Smith is requesting to waive the setback on the west line where the property line is common with the existing Carlton County Thompson Pit. County Engineer Wayne Olson has provided a letter supporting this request. This would allow the adjoining pits to be excavated to the same level without a ridge of material left between the two.

DeLovely asked if Smith had read the Development Review and had any concerns with proposed conditions.

Smith indicated he had and was not opposed to the proposed conditions.

Chairman DeLovely closed the Hearing at 7:22 p.m. and reopened the meeting.

Motion by Davidson, seconded by Suhonen and supported by all yea votes to recommend approval of the request to the Carlton County Board of Commissioners with the attached conditions:

1. The applicant must undertake the project according to the plans and specifications submitted to the County with the application.
2. The permit is invalid, or expires, if the holder has not substantially commenced the excavation within one year of granting the permit.
3. The permit will be periodically reviewed by the County to assure compliance with the permit and permit conditions.
4. The County may enter onto the premises at reasonable times and in a reasonable manner to insure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinance.
5. The required 100' setback from the west property line shall be waived and the applicant may excavate to the property line.

#### Carlton County Thompson Pit

Benson explained the request relates to the Conditional Use Permit just acted on. Olson has submitted a letter requesting the 50' setback (nonconforming pit) be waived and allowed to excavate up to the property line. Smith submitted a letter agreeing to the request. Carlton County Zoning Ordinance, Section 1 of Ordinance #27-B, Article 5, Sec. 13, Subd. 13, I, 2, C indicates the county can waive the request. As these are two adjacent pits it would make sense not to leave a ridge of material between them.

Motion by Quiram, seconded by Davidson and supported by all yea votes to recommend the County Board waive the setback.

Benson indicated at the March meeting there would be a Hearing regarding rescinding Ordinance #10.

Motion by Suhonen, seconded by Davidson and supported by all yea votes to adjourn at 7:32 p.m.

Respectfully submitted,

Bruce E. Benson  
Zoning Administrator