

Planning & Zoning Board
City of Medford
Public Hearing for William E Regan's
Conditional Use Permit
September 18, 2017 – 7:00 PM

Chairman Rich Quiring opened the hearing at 7:00 PM.

Members present: Kris Stinocher, Rich Quiring, Matt Rosenbaum

Members absent: Ivan Cowell and Rob Barbeau

Others Attending: Andy Welti, Karol Milbrath

Introduction:

The purpose of this public hearing is for the citizens of Medford to address any questions or concerns regarding William E. Regan's request for the approval of a conditional use permit to continue to use farmed land for agricultural purposes for property located at Lot 2 Block 1 of the Agnes Addition, City of Medford, Steele County, Minnesota.

Chairman Rich Quiring explained the formal procedure and that everyone will be given the opportunity to participate and ask questions.

1. Staff presentation-Andy Welti presented to the board the request of William E. Regan to continue using Lot 2 Block 1 of Agnes Addition to be farmed. Medford City Code requires that farmed land only be allowed if the City approves a conditional use permit for "agricultural uses so long as the use was pre-existing at the time the property was annexed into the City, for a period of five years from the date of annexation. At the expiration of the five years conditional use permit term, the landowner may reapply for a new conditional use permit, but the City shall be under no obligation to grant a new conditional use permit.
2. Applicant's presentation-None
3. Statements from the public-Karol Milbrath wanted to be on record that there is a storm water issue on the property that is being farmed. She wanted to make aware of the erosion problems and the length she has taken to help with the runoff.

4. Concluding the public hearing-Chairman Quiring asked for a motion to conclude the public hearing.

Motion by Quiring, seconded by Rosenbaum to conclude the public hearing. Motion passed.

Discuss the proposal among board members-

The Planning and Zoning Committee considered William Regan's request for a CUP to continue to allow Lot 2, Block 1 of Agnes Addition to be used for agricultural purposes. The Planning and Zoning Board found the following:

1. The use will not create an excessive burden on existing parks, schools, streets and other public facilities which serve or are proposed to serve the area.
2. The use will be sufficiently compatible or separated by distance or sheltered from public view from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
3. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
4. The use, in the opinion of the City Council, is reasonably related to the overall needs of the City and to the existing land use.
5. The use is consistent with the purposes of this Land Use Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
6. The use is not in conflict with the Comprehensive Plan of the City.
7. The use will not cause a traffic hazard or congestion.

5. Action-Make a recommendation to the City Council to either approve or not approve the preliminary and final plat and zoning designation.

Motion by Rosenbaum, second by Stinocher to make a recommendation to City Council to approve the conditional use permit to allow agricultural use to be continued for Lot 2 Block 1 of the Agnes Addition. Motion passed.