

MINUTES OF THE CLAYTON COUNTY
PLANNING AND ZONING COMMISSION MEETING
July 13, 2021

Members Present: Randy Vaske, Mike Tucker, Kari Friedlein, Allan Troester, Doug Puffet, Rebecca Spielbauer

Members Absent: Mary Klink, Dan Parker, Doug Reimer, Elise Bergan

Others Present: Patti Ruff; Justin, Angie, Gatlin, and Garret Keehner; Ashley Schmauss; Kevin and Debbie Kinley; Doug Reynolds; Jeremy Nelson; Tracy Ehde; Norman Lincoln; Chad Giltzer

The following items were considered on the Agenda:

1. Call to Order

The Clayton County Planning and Zoning Commission meeting was called to order at 7:02pm by Chairperson Allan Troester.

2. Approval of Minutes from February 2021.

Doug Puffet made a motion to approve the minutes with Bruce Kann 2nd. Motion Carried.

3. Consider Appeal #2-2021: Rezoning 28736 145th Street, McGregor from Light Industrial (M-1) to Heavy Industrial (M-2).

Justin Keehner presented what Keehner Mobile Blasting business is and the different media they use in their blasting business. Justin also explained they have a trucking business and do custom exhaust and fabrication work. The Keehner's work currently from their residence and it is not an ideal location being a few miles on gravel which is not easily accessible.

Justin commented how when looking at this property on-line it was noted as commercial. Patti explained that in Beacon it states the classification refers to the taxable class not what the property is zoned.

The blasting business is 90% mobile, meaning it is done on the job sites. It is a trailer system that can easily be set up. The media used is mainly soda (baking soda) which is not harmful and glass which creates no dust.

Bruce Kann asked what the difference was between M-1 Light Industrial and M-2 Heavy Industrial.

Patti stated the difference was M-1 requires manufacturing processes have to be completely enclosed in a building and creates no offensive noise, dust or electrical interference. With M-2 it allows for outside manufacturing and fits better to allow Keehner's to dry blast items outside.

Allan Troester asked if there was a well on site. Justin said no, but they have plans of drilling an industrial well to share with future shops they may build and/or rent out to concrete/construction business, overhead door company, etc. Allan commented on how it will be more of an industrial park. The plan is to utilize the existing driveways off of 145th Street as this would be easier than to try and gain access off of Hwy 18.

Comments and questions from members of the public including handling the embargo in the spring on the seal coated 145th Street and how it is maintained for residential traffic not heavy truck traffic. Patti said she would check with secondary roads and see if the county would be willing to change the road surface.

There has been additions of several homes on the north side of the road creating a residential neighborhood and how that does not fit with an industrial park. The land has been zoned for light

industry since the 1980's. There was concern over rezoning and what type of industry that could potentially move in there once it is rezoned to Heavy Industrial effecting their property values and their quality of life.

Have the Keehner's gotten the proper permits from the DNR and EPA for the dry blasting business. Keehner stated the did contact the DNR and because they are mobile no permits are required.

Discussion continued with looking at modifying the M-2 zoning classification to appease the neighbor's concerns, yet accomplish what Keehner's need for their business.

There is a lot of 1 acre around the building on the 12 acre parcel. One suggestion was to rezone that 1 acre to M-2 and leave the other 11 acres as M-1.

Another suggestion was to rezone with a legal agreement, either done through the Planning and Zoning Commission or privately, and recorded with the deed as to it reverting back to M-1 if the Keehner's sold it.

Another suggestion was a special exception to the existing zoning to allow the blasting business to occur in M-1.

Other concerns brought up were about the drilling of an industrial well and the effects on the neighbor wells. An industrial well will go down deeper and need to be cased to ensure it would not affect the neighboring wells.

Bruce Kann made the motion to table this until August with the finding of the plat showing the platted off acre and finding information from the County Engineer on the impact of the seal coat road with options to look at for the rezoning of the property. Mike Tucker second the motion.

Motion carried.

Future meeting will be held on August 10, 2021, at 7pm.

4. Adjourn.

Mike motioned to adjourn at 8:04 with Mike second.