

Minden Township/City of St. Cloud
Orderly Annexation Area Planning Board
Thursday November 8, 2018
5:30pm
Minden Town Hall

Members Present: Jake Bauerly (Benton County Commissioner/ Board Chair), Jim Flaaen (Senior Planner-City of St. Cloud), Steve Simones (Minden Township Supervisor), Carol Lewis (St. Cloud Council Member at Large) Cynthia Abraham (Minden Township Clerk)

Guest Present: Mike Higgens (Representing Tri County Organics) Barb Baker (Resident)

Call to Order: Jake Bauerly called meeting or order at 5:30 pm.

Consent Agenda:

Approval of September 4, 2018 minutes: Steve Simones made a motion to approve the minutes from the September 4, 2018 meeting. Second by Carol Lewis. Motion Carried.

Public Hearing: CUP-2018-02 Tri-County Organics- Amendment of a Conditional Use Permit to allow additional buildings.

1.) Tri-County Organic Located at 40 35th Ave. Northeast

Jim Flaaen , Senior planner for the City of St. Cloud stated that the property owners have come before this board previously, and that this requested amendment to the conditional use permit is to allow the expansion of regional yard waste and organic compost facility to include additional building for equipment storage, waste and compost storage and processing. The existing building would be extended 60' X 120' and (2) two 100' X 300' buildings. The new building would be "Hoop" design with a metal frame with a canvas roof. They have also requested a reduction with setbacks as long as it stays indoors. Staff recommends approval of amending the conditional use permit to allow construction of these buildings with conditions as noted.

Public Hearing: Mike Higgens spoke as a partner of Tri-County Organics explaining the plans for the company and the need for the additional building. The extension to the existing building would allow for the flexibility of mixing operations and allow for mixing of liquid source separated organic and also to wash carts associated with the hauling operation. The two 100' X 300' building will house active composting operations through the process to further remove pathogen and Solvita stability phases. Conducting this operation under roof will eliminate contact water currently requiring special management practices for disposal. It was also explained the keeping the compost dry with help reduce odors.

Barb Baker a neighboring resident had questions about how this facility would affect her property values. She was also very concerned about the odors that are currently emitted and how the new buildings would correct or amplify the odors.

Mike Higgins explained the importance of keeping the compost at the proper moisture levels to keep the odors at a minimum. He also gave her his contact information in case she has further issues.

Steve Simones Motioned to close the public hearing. Second by Carol Lewis.

Discussion by Board Members: Steve Simones stated that he felt there should not be any problem with is amended request Steve Simones made a motion to approve the request.

Carol Lewis Stated that she would like to get reports back as to how things are progressing with this project to be sure things are going well, Mike Higgins also stated that he would be keeping in contact with this board with updates on progress. A date in the summer will be set up for this board to tour the facility. Second by Carol Lewis. Motion Carried.

Old Business: None

2.) **Other Business:** Updating the City of St. Cloud changes to the Agricultural (AG) Zoning District standards to accessory building change to allow up to 3 time total lot coverage for lots 5 acres or more to allow for larger machine sheds and barns.

3.) Jake Bauerly asked about the annexation date of 12-31-2025. Steve Simones discussed with Jim Flaaen the 2025 annexation to the City of St. Cloud.

2019 Meeting Schedule: First Tuesday of the month as need with the exception of January 1st is on a Tuesday if needed meeting would be on Thursday January 3rd.

Adjournment: Steve Simones motioned to adjourn meeting at 6:27. Second by Carol Lewis. Motion Carried.

Respectfully Submitted

Cynthia Abraham

Minden Township Clerk