

**TOWN of MAY
WASHINGTON COUNTY
PLANNING COMMISSION
May 30, 2013**

The Planning Commission of the Town of May met for their regular meeting on Thursday, May 30, 2013, at 7:00 pm at the May Town Hall. Members in attendance were: Chairman John Arnason, Don Rolf, Steve Magner, Mark Dupre, Jeff Chase, alternate; Jyneen Thatcher. Absent: Lester Rydeen, Chad Nelson, William Still, alternate. Also present: Bill Voedisch, Town Board Chair Linda Klein, Town Clerk. Chairman Arnason called the meeting to order at 7:00 pm.

Approval of Minutes – Arnason moved, seconded by Rydeen, to approve minutes of the November 29, 2012, planning commission meeting. All approved.

Public Hearing

Northern Natural Gas CUP Amendment

Nate Sparks, Town Planner, went through the following background information regarding the requested amendment to the Conditional Use Permit for Northern Natural Gas (NNG).

Northern Natural Gas has made an application for a CUP Amendment to modify their site located at 10810 121st St south of County Road 7 and the railroad tracks. The site was established by a Conditional Use Permit in 1991 and is located in the NW corner of the parcel addressed as 10810 121st St. and is zoned Rural Residential. The facility is used for transferring natural gas from the transmission to the distribution level for delivery to customers.

Currently, the site has two buildings. One building is for the electronic flow measurement equipment and the other houses the meter and regulator. The proposal is to remove the two buildings and replace them with three total new buildings. The meter and regulator are planned to be in separate buildings at the conclusion of this project. The buildings are currently within a fenced area, which will remain generally the same but the fence will be replaced. The applicant is stating that the use of the facility will not be changing.

Planning Commission Discussion:

Thatcher asked about the height of the buildings. She was advised that they are 8-10 feet per building with a 6-foot high security fence. The site has no exterior lighting in the current plan. The property on which the equipment sits is currently in foreclosure. The proposed buildings will be a light blue with a white roof.

Arnason moved, seconded by Dupre, to open the public hearing. Hearing no comments, Arnason moved, seconded by Dupre, to closed the public hearing. All approved

Arnason moved, seconded by Chase, to recommend to the Town Board that they approve the application for the CUP Amendment for NNG facility as proposed with any modifications as submitted by the Town Attorney to the Town Board for comment on Thursday, June 6, 2013. All approved.

Public Hearing
Amendment to Nuisance Ordinance related to Noise

Board Chairman Bill Voedisch explained the reasoning behind the amendment, which is to differentiate between extremely loud equipment (pile driver, jack hammer, etc.) and standard equipment, like power saws, etc. and the hours during which they can operate. The amendment is intended to clear up a conflict between Sections 506.09 E and 506.09 H.

Magner asked about exemptions (hours of operation) for snow removal. Thatcher asked about exemptions for emergency situations, i.e., power outages, snow emergencies, etc. Voedisch agreed that emergencies such as this and snow removal equipment should be an exemption.

Arnason moved, seconded by Magner, to open the public hearing. All approved. Arnason moved, seconded by Magner, to close the public hearing. All approved.

Magner moved, seconded by Dupre, to recommend to the Town Board that they approve the amendment to the code regarding the Article 506.09, nuisance ordinance and times that major equipment can be used, removing snow blower from the list of items, and that snow removal be included in the ordinance as an exemption to the noise ordinance requirements. All approved.

Arnason moved, seconded by Chase , to adjourn the planning commission meeting. At 7:55 pm. All approved.

Respectfully submitted,

Linda L. Klein
Town Clerk

Approved by: _____
John Arnason, Planning Commission Chairman