

**CASS COUNTY PLANNING COMMISSION  
OCTOBER 25, 2018**

**1. MEETING TO ORDER**

A meeting of the Cass County Planning Commission was called to order on October 25, 2018, at 7:00 AM in the Vector Control Conference Room with members present as follows: Todd Ellig, Kevin Fisher, David Gust, Ken Lougheed, Brad Olson, and Arland Rasmussen. Keith Monson and Tim Mahoney were absent. Also present were County Planner Hali Durand; County Engineer Jason Benson, Cass County landowner Paul Schulz, Bill Haddick of Ulteig, and Brian Hoffart of Minnkota.

**2. MINUTES, APPROVED**

***MOTION, passed***

**Mr. Gust moved and Mr. Ellig seconded to approve the minutes of the August 23, 2018, meeting as presented. Motion carried.**

**3. PUBLIC HEARING ITEMS**

a. Subdivision application – Minor Subdivision in Warren Township

Mr. Lougheed opened the public hearing.

Ms. Durand reviewed an application for a minor subdivision containing one lot for sale and development. The said tract contains 2.00 acres of land, more or less, and is located in part of the Northwest Quarter of Section 16, Warren Township, east of County Road 15 and south of County Road 6.

Ms. Durand said the land will be purchased by Minnkota Power Cooperative, Inc. in order to replace a substation located directly to the north of the property.

Ms. Durand said she recommends approval of the subdivision as presented, with the inclusion of a deed restriction of land up to 40 acres.

Bill Haddick of Ulteig, Brian Hoffart of Minnkota, and landowner Paul Schulz were present to answer questions about the application.

Mr. Hoffart said the township is aware of and supports the project. After the new substation is up the old substation will be removed and the land will be returned to its original ground state. If the land is sold the adjacent landowner will have the first opportunity to purchase it.

Mr. Rasmussen asked if the removal of the current substation structure is included in the language of the agreement. Mr. Hoffart said no. Mr. Rasmussen said as removing any remaining structures is the intent, it should be included. Mr. Gust agreed and said it could be added as a staff recommendation.

Mr. Ellig asked if the deed restriction should be waived so as not to punish the landowner as the use of the land will be for utilities and the public good.

Mr. Gust said he believes the current ordinance should be followed without a variance to waive the deed restriction. If variances are needed then the ordinance should be changed.

Mr. Lougheed said the intent is to protect landowner rights, and perhaps the Subdivision Ordinance should be changed to include a type of public subdivision for utilities.

The public hearing was closed.

***MOTION, passed***

**Mr. Gust moved and Mr. Rasmussen seconded to approve the minor subdivision with the addition of a staff recommendation that the structures from the current substation be demolished, and to forward the recommendation to the Cass County Commission.**

**Discussion: Mr. Ellig asked if the motion includes waiving the 40-acre deed restriction. Mr. Gust said no.**

**Mr. Fischer asked if subdivision approval is contingent on receiving approval from the township. Ms. Durand said yes.**

**On roll call vote, the motion carried with Mr. Lougheed, Mr. Gust, Mr. Rasmussen, Mr. Olson, and Mr. Fisher voting “Yes”; Mr. Ellig voting “No”.**

**4. NEW BUSINESS**

Ms. Durand said her last day of employment as the Cass County Planner will be tomorrow, October 26<sup>th</sup>.

Mr. Benson said the County Planner position is currently open for applications and will close at the beginning of November. Hopefully the new Planner will have started employment by the next regularly scheduled Planning Commission meeting, on December 13<sup>th</sup>. In the interim, Mr. Benson and Deputy County Engineer Tom Soucy will carry out the County Planner’s duties.

Mr. Lougheed thanked Ms. Durand for her service on behalf of the Cass County Planning Commission.

**5. ADJOURNMENT**

**On motion by Mr. Gust, seconded by Mr. Ellig, and all voting in favor, the meeting was adjourned at 7:51 AM.**