

## **JOINT POWERS BOARD MEETING MINUTES**

### **CITY OF BIG LAKE AND BIG LAKE TOWNSHIP**

#### **CITY COUNCIL CHAMBERS**

**JANUARY 13, 2021**

#### **1. CALL TO ORDER**

Mayor Knier called the meeting to order at 4:30 p.m.

The Pledge of Allegiance was recited.

#### **2. ROLL CALL**

Council Members present: Ken Halverson, Sam Hanson, Paul Knier, and Paul Seefeld.

Town Board Supervisors present: Bruce Aubol, Dean Brenteson, Mark Hedstrom, and Norm Leslie. Supervisor Larry Alforfs was absent.

Also present: City Administrator Clay Wilfahrt, City Clerk Gina Wolbeck, Finance Director Deb Wegeleben, Community Development Director Hanna Klimmek, City Planner Lucinda Meyers, City Engineer Layne Otteson, Deputy Police Chief Matt Hayden, and Student Liaison Ella Dotzler.

#### **3. ADOPT PROPOSED AGENDA**

Council Member Aubol motioned to adopt the proposed Agenda as presented. Seconded by Council Member Halverson, unanimous ayes, Agenda adopted.

#### **4. BUSINESS**

##### **4A. PUBLIC HEARING – Cargill Development Application (Variance)**

Lucinda Meyers reviewed the planners report for the Cargill Development Application submitted by Stephen Iaria of KOMA, Inc. for a Variance to exceed the maximum accessory structure height at the property located at 20021 176<sup>th</sup> Street NW. Meyers reviewed that the Applicant is seeking approval on a Variance to Big Lake City Code Section 1059.09, Subd. 1, Accessory Structure Maximum Height which is 15 feet. The Applicant is proposing the addition of seven accessory structures consisting of storage tanks and silos with heights measuring between 19' and 43' 9" inches tall to be installed adjacent to their building. The tank and silos will contain either liquid egg, vegetable oil, brine, or nitrogen and are proposed to be placed on all sides of the building except the east side. Meyers stated that the principle building measures 24 feet in height and the site currently houses ten storage tanks/silos, and all except three meet the maximum accessory structure height requirement. Meyers reviewed practical difficulties and required

criteria for Variance approval. Meyers stated that Staff has determined that the ordinance creates a practical difficulty for the property owner, and finds all identified criteria to be satisfied by the request. Staff recommended the Joint Powers Board recommend to the City Council and Town Board approval of the Variance request.

Council Member Halverson asked if there are concerns with potential spills at the site going into our septic system and affecting our wastewater treatment plant. Meyers noted that the applicant is required to obtain all required permitting that indicate compliance with the State Fire Code and the Department of Agriculture. The Applicant indicated that the storm sewer at the Cargill site does not feed into the City's wastewater, and that curb cuts would direct the flow of any spills. Layne Otteson explained that the sanitary sewer system is not connected to an area where rain water would come in. An illicit discharge would need to be minimized so there is no impact to our treatment facility.

Mayor Knier opened the Public Hearing at 4:50 p.m.

Paula Wiltsey, 17380 US Highway 10, Big Lake, MN – Expressed that she feels she is living in a nightmare. She has no growth in her garden, all the animals are gone, and there is too much noise. Wiltsey stated that there are trucks parking overnight at the Cargill site and there is noise 24/7. Wiltsey stated her frustration that the Board keeps giving Cargill the rights to expand. Wiltsey expressed that she is entitled to clean air, privacy, and noise control. Cargill has stopped her from selling her home, and she is concerned about her well if they have a leak.

Mayor Knier closed the Public Hearing at 4:55 p.m.

Council Member Hanson motioned to recommend to the Big Lake City Council and Big Lake Town Board approval of the Cargill Variance application permitting seven accessory structures to exceed the maximum height at 20021 176th Street NW subject to the conditions outlined by staff. Seconded by Supervisor Leslie. Vote passed 7:1 with Aubol, Brenteson, Halverson, Hanson, Hedstrom, Knier, and Leslie voting aye, and Seefeld abstaining. Motion carried.

## **5. ADJOURN**

Supervisor Aubol motioned to adjourn at 4:58 p.m. Seconded by Council Member Hanson, unanimous ayes, motion carried.

Gina Wolbeck  
City Clerk

Approved by the Big Lake City Council on 01/27/21  
Approved by the Big Lake Township Board on 01/27/21