

***Eureka Township***  
*Dakota County State of Minnesota*

**Public Hearing**  
**Conditional Use Permit**  
**February 2, 2004, Eureka Town Hall**

Planning Commission members present were: Cal Pflaum, Francie Madden, Cheryl Monson, Cory Behrendt and Treasurer Nanett Leine to record minutes. All Town board members were present in the audience.

Chair Francie Madden called the meeting to order at 7:30pm.

Butch Hansen, 26120 Highview Ave. Farmington, MN 55024 and Mark Hansen, 226190 Highview Ave. Farmington MN 555024 are requesting a conditional use permit for an airstrip to be located on property owned by Mark Hansen and Charles Hansen Sr. Property ID # 13-02800-010-27 & 13-02800-011-25 located in Section 28.

They are asking to put in two grass airstrips (cross runway) each 2,500 feet long.

Butch Hansen explained that these would be two private runways, no hanger renting space, for own personal use. Grass runways. The frequency of use: would be once a week, at the most and probably hardly at all in the winter. They would try not to fly directly over any houses on takeoff, to limit the noise. "Strictly our personal use."

Chair Francie Madden opened the Public hearing to the public:

Duane Fossum 8109 267<sup>th</sup> St. W Farmington, MN 55024

Q. He asked on the runway laying North and South, on the South end whose property will it be joining.

A. Butch- It will be angled towards the pipeline.

Q. On the North?

A. Butch- towards Ken Olstad's property. The North/South runway will get 90% of the usage. The cross runway will come across North of Lyle Ruh's house across the property south of Mount Olivet house.

Q. What type of plane, piper cub?

A. 182

Q. The land is not very flat. Will you be changing the drainage?

A. It is fairly flat in the back. Some dirt will need to be moved, drainage will be the same.

Q. It will cost some money to move this dirt. Are you going to keep it private? If a permit is issued a iron clad agreement, that if it becomes more than a private airstrip that it should be taken away.

- A. Francie Madden: For a conditional use permit, we can put that every year it needs to be renewed. Each year at a set meeting neighbors can come in with comments and at the time of the issuance of the permit we can put in a statement “for personal use only”, if it is violated we can pull the permit.
- Q. How do we know if it is private?
- A. Other than the neighbors watching, there is no way to know.

Ken Olstad 8000 257<sup>th</sup> St W. Farmington, MN 55024

- Q. Conditions can be put into the CUP such as size of aircraft, private use, no commercial, frequency of takeoff, general well being of the neighborhood.
- A. Francie: The planning commission can recommend approval with no conditions, recommend approval with conditions or recommend no approval. Francie read from Zoning Ordinance 20, 6.51, conditions that may be imposed, but not limited to when issuing a conditional use permit.

Gary Turpening-representing his wife who owns property adjoining Ken Olstad and adjacent to Charles Hansen’s property. Home address- 20670 Holt Ave. Lakeville, MN 55044

- Q. They would not have found out about the meeting, if his wife did not play the organ at the church. He asked if it was a public hearing tonight, he would like to contest the legality of the hearing they did not receive any notice. Their property adjoins Mr. Hansen’s’ there must be some kind of requirement for notification. He feels this is how it has gone over the years, that they do not go by the rules.
- A. Francie: It was posted in the newspaper and as far as requirement within our conditional use there are certain conditions that neighbors need to be notified. (Ordinance 20, section 7.53 Section B) This does not change his boundaries and he has more than 5 acres. He is not required to contact the neighbors. The official news paper is Lakeville Life and Times. The legal notice was also published in the Farmington Independent.
- A: Mr. Hansen stated that he handed out a notice on Saturday evening (Jan, 31, 2004) between 5 and 7 pm. He presented the planning commission with a copy of the notice.
- C: Mr. Turpening did not receive one of these notices.

Mike Greco- 25452 Ipava Ave. Lakeville, MN 55044

- Q: Mike had 2 questions and would like to clarify the ordinance- The limits may include, but are not limited to the following, so other limitations may be applied. Correct?
- A: Francie- correct.
- Q: He asked Francie that she said each year the permit needs to be “renewed.” Isn’t it being “reviewed”
- A: “Renewal” is a condition that we could put in.
- Q: You could put in a condition that it be “renewed” yearly- that butch would need a public hearing-
- A: No, a meeting with the town board, same month every year. Pay a renewal fee, they ask for questions, comments or problems, if there aren’t any they do not add any conditional uses, they let it go on as it is. If there are they would address those at that time.

John Strunk- 7985 257<sup>th</sup> Street W. , Farmington, MN 55024

Q: There are other private airstrips in the township, what are the conditional use permits they have.

A: Francie- they only one that she know of is John Curry's he has had it since 1970's. He comes in yearly and pays a yearly renewal fee. At that time the town board asks for concerns and comments.

C: The planning commission passes this to the Town Board, the town board will work with Mr. Hansen on developing conditions.

A: Francie- The planning commission will make recommendations of conditions to the town board.

Q: What sizes of planes are you using on the airstrip, what he is flying and if he is licensed to fly these.

A: Butch-Rocket chief (2 seat), piper cub, 182 or 185 (4 seat). His brother and sister in law both have licenses to fly any of those aircraft. Butch is in the process of getting his license.

Q: Any twin engines?

A: Butch- no.

Rick Braunig- MN Department of Transportation, Office of Aeronautics. Take care of airports in the state. His job is to look at the airports that they are safe for operation and then he issues license those who need license.

- This airport will be for daytime operation only. There is no lighting.
- The main complaint with airports: if a house is directly off the end of the runway. There is no house at the end of these runways.
- Airplanes take off into the wind. NW wind prevails.
- The only time an airplane makes a lot of noise is on takeoff. (1 to 2 minutes) The type of airplanes that are being considered do not make a lot of noise.
- Zoning issues are at the local level. He talks to the community so that the planning commission can make an informed decision.
- There is an area around the runway that needs to be kept free of obstructions
- There is a approach surface at both ends of the runway. That needs to be kept clear at a slope of 20:1(20 feet out to every 1 foot up)
- The runway near the road may need to be moved back for clearance to the road.
- Application process. File an application with the FAA.
- Application for license- if within 5 miles of public airport. This condition could be put as part of the conditional use permit even if you are more than 5 miles from a public airport.
- Other conditions that could be applied. Number of operations in a day, week or month. Do not like to see limiting the time of day.
- No flight training at the airport.

Glen Shirley 27010 Hamburg Ave. Farmington, MN 55024

Q: What is the minimum height an airplane should be over the earth when flying?

A: Rick- 1000 ft over populated areas. Take off and landing, there are no restrictions.

Q: What do you about airplanes that fly lower?

A: Rick- take a good picture with number, relationship to ground and send to the FAA.

Q: Ultra lights do not have any regulations.

A: Ultra lights are not considered aircraft by the FAA. Do not need a pilot certificate, regulations do not apply.

Gary Turpening

Q: Could the township regulate the use of crop dusters? Do you think that MAC might have an objection to the airport?

A: Rick- He has never seen it done. It depends on the airspace study. If the airport study comes back with no objection, then the MAC probably would have no objection to the airport.

Mike Greco

Q: How long does it take to get the result back?

A: Rick- 3 to 6 months. FAA looks at it before construction is complete. The transportation dept looks at it when it is complete and ready to go.

John Strunk

Q: Are there follow up inspection of the airport on a yearly basis?

A: Rick- There is not, they send out a form, if anything is changes they are suppose to notify them. The signature on the form certifies that is being maintained in the conditions that is was licensed. If you put a condition in the CUP that it needs inspected on an annual basis, they could help out with that.

Q: Is there a general list of restrictions that could be placed on an airstrip?

A: Rick- Each case is different, there are not a lot of restrictions put on private airstrips. If there are certain restrictions that the township wants to put on the airstrip he could advise if they are practical.

Duane Fossum

Q: He will be flying over the pipe line; does a permit need to be granted by the pipeline?

A: Butch- The Williams pipeline cannot hamper your access to your property. You cannot build a permanent structure over it. Prior to excavation he needs to call for a depth reading. He will be adding soil over the pipeline.

Ken Olstad

Q: Is it correct that you do not like to see any hour restrictions other than day light added by the community.

A: Usually that is not considered an effective was to limit activity.

Q: It would be a matter of opinion by the neighbors. It seems that your job is also an advocate for aviation.

A: That is true, the decision rests with the township, he is there to advise.

Q: Francie to Ken- ½ hour after sunrise ½ hr before sun set? What are you thinking?

A: Ken- he just thought it was an interesting concept to discourage this type of restriction.

Ray Swedeen- 27025 Galaxie Ave, Farmington, MN 55024

Q: Has a environmental concern. Duck hunting it is like a war zone. Is there a concern with the airplanes taking off and landing?

A: Butch: The elevation by the time he gets there would be 700-800 ft. It would not impose any hazard.

Marlys Shirley- 2727010 Hamburg Ave. Farmington, MN 55024

Q: There is a lot of concern in the community with this kind of enterprise. We need to think of things that we are not familiar with, we have no criteria or listing of what we should be thinking about to make a decision to help our planning commission express our will to the Town Board. Year from now we have nothing but input, if we think of it to give the town board before the rubber stamp it for another year. We have to think of every angle tonight and address that?

A: Francie- No, the planning commission is recommending to the town board. Next week when they address it you can give them more information. A list in writing.

A: Rick- a lot of times people have a fears over airport, they do not know what to expect. You really won't know what it is like until the airport is up and running. Feedback from the year will be used in the renewal process.

John Strunk

C: Addressed to Rick: A year from now we can come back to the Town Board with concerns. There will be thousands of dollars spend on the airport. The town board is sympathetic with money that has already been spent by individuals; we can't just shut them down. Are there some questions we should be asking so that we can make an informed decision? What are the pro and cons. You being an advocate this should be something that the transportation department should be able to help us with.

B: Butch the runway will cost him at the most \$20,000 he is going to buy the equipment to make the runway. It will be fairly inexpensive to put in the runway. It will be convenient to fly, work on this plane. He is a sports pilot; he will not be flying fishing tours or hunting camps, nothing commercial or even close to commercial. A private airstrip an occasional plane at the most once a week in the summer time, maybe 2 to 4 times the entire winter. He will be flying longer trips, not short trips over the area.

Cheryl Monson

Q: Both of you work, so assuming so won't be doing stunts all day long. It will only be once in a while, because you work full time.

A: Mark Hansen- Yes, these are not stunt planes. Work 6 days a week, 10-12 hours a day. Summers are busy.

Glenn Benson 9250 267<sup>th</sup> St W Lakeville, MN 55024

Q: What is the rate of climb?

A: Rick- 700-1200 feet per minute. The type of aircraft that he is talking about using will not use the entire runway. They will be off the ground in about 1000 feet. By the time they reach the end of the runway they will be at about 500 feet.

A: Butch- we would not need to put in a runway that long. But it is nice to land and coast, not using braking. Have plenty of run out for landing.

A: Rick- 20:1 clearance at the end of the runway, he will be well above the houses.

Martin Diffley- 25498 Highview Ave. Farmington, MN 55024

Q: Are you the land owner?

A: Butch- No, my brother is a land owner and my dad. I have the farm, but it has not been transferred over into his name. He has a letter from his dad saying he can do anything he wants with the land.

Q: Protocol is current land owner.

A: Francie: The permit would need to be in the current land owners names.

Q: What about insurance, do aircraft have insurance?

A: Yes, as part of registration insurance is required.

Q: The land is zoned agriculture could he be permitted to handle farm chemicals as part of a business.

A: Francie- The USDA regulates it, most air application is pesticide. The township has never been involved.

A: Butch- has no problem with having a restriction on the airport that no crop dusting be allowed.

A: Rick- the dept of agriculture and the transportation dept licenses sprayers. That is a restriction that could be put on the airport.

John Strunk

Q: Insurance is required. Is there a minimum liability requirement?

A: Rick- yes, they are in the statutes. Rick can send the requirements.

Mike Greco

C: To clarify Martin's comment on crop dusting. In the ordinance a permitted conditional use is crop dusting.

Gary Turpening

C: He moved away from the township 5 years ago. Before that time much dirt was moved around on the farm, wetland filled in. Wouldn't the east/ west runway cross a wetland area? There are 3 areas that are MWI wetlands on the map.

A: Francie: We cannot do anything about something that was done several years ago. If there are wetland areas on this property, we can require them to go to Soil and Water or DNR and follow their regulations.

A: Butch- No wetlands have been filled in.

A: Gary- apologized for comments.

A: Butch the east/west area, is currently tiled, the tiling size would be increased.

Ken Olstad

C: The notification- if the area affected is less than 5 acres then land owners need to be noticed by registered mail, but if it is more than 5 acres then the notification is not necessary.

A: We recommend that you notify your neighbors, it makes for good neighbors, but it is not required.

Q: The planning commission or town board request Mr. Hansen to notify the neighbors?

A: Francie the planning commission did not.

A: Butch- the town board did not. He did because he wanted his neighbors there whether they are for or against. He wanted their input.

C: It was shortly after Ken made several phone calls that evening that the notification went out.

Jack Cole- 25900 Highview Ave. Farmington

C: He has no concerns about the airport. An airplane takes a little noise when they take off. He is not concerned about the noise, tractors make a lot more noise than an airplane ever will. A airplane throttles off soon after take off to conserve fuel.

Gloria Anderson- 8635 267<sup>th</sup> St W. Farmington, MN 55024

Q: The permit that is given, there is no training in the plan, only a licensed pilot is allowed to use the plane?

A: Rick-A limitation that could be put on- one concern is that if there was flight training at this field that the airplanes would be going around and around in circles. So one condition you could put on is no flight training at that airport.

Q: If it is personal use could you actually list the people that are allowed to fly the plane on the permit. Those are the only people that are allowed to be a pilot?

A: Rick- that would be a limitation that they would discourage. It would be hard to enforce and maintain. It probably would not make a difference in the number of operations. It would limit visitors.

A: Butch- You would not have any training take place there. If you were going to have a student take lessons with you, the instructor would take off with the airplane and practice landings at another airport. The instructor would land the airplane also.

Glen Shirley

Q: Could Butch take flying lessons from his sister in law or brother?

A: If they are a certified flight instructor, he could take lessons. If you say no flight instruction at the field they would take off from the field fly out, do the instructional work else where, then fly back and land at that field and land.

A: Butch- there would be no student landing or take offs at the airport.

A: Mark Hansen- most training takes place in Faribault, it is less populated and the airport is not as busy.

Lyle Ruh- 26501 Highview Ave, Farmington, MN 55024

C: He lives next to Butch and Mark, they are very responsible people. He has no problem with the airport.

Gene Dietz- 8011 267<sup>th</sup> St. W. Farmington, MN 55024

Q: Confused about airport licensing requirements for private airports. Is there a minimum setback for houses from the runway.

A: Rick- Minnesota transportation Dept licenses public airports and private airports. They can issue licenses for personal use airports. If they are more than 5 miles from a public airport, they are not required to be licensed. They can be required to be licensed by the zoning authorities, as condition on the CUP. A house would be at least 600 feet on flat ground. (20:1 slope) if the house is on a upward slope, it would need to be farther away.

Ken Olstad

Q: 20:1 is sufficient to clear the chimney that is all that is required?

A: Rick- it is a FAA Standard. A 20:1 slope is very flat, when taking off you actually never take off at that slope. (take off at a steeper slope)

The slope varies on the type of weather you are operating under; Butch would not be able to operate if the clouds are close to the ground- he has no instruments to handle this.

Gene Dietz

Q: If the Township requires a license are there any reasons that a license would be taken away?

A: Rick- If they do not meet the conditions that are required. There is a restriction on length, width and clear approaches.

C: The enforcement comes from the township. If there are complaints the township could take away the CUP.

Carol Becka- Director of Mount Olivet Retreat Center 7984 257<sup>th</sup> St. Farmington, MN

C: Their mission is to provide a safe haven a distraction free location a place where many groups come to enjoy the trails and grounds. Part of the zoning ordinance; one of the purposes is to maintain a quality of life of all of the neighbors. That is her concern is she hopes that the planning commission and town board is sensitive (Through restrictions or not having the airport) to maintaining the peaceful agricultural type of area we live in.

Tom Prose- 8094 257<sup>th</sup> St W Farmington, MN 55024

C: He also has a private pilot license. He had a comment about ultra lights and real airplanes. You will notice less noise with a airplane than an ultra light. An ultra light flies at 20 to 30 miles an hour and just hangs there. The airplanes go at 125- 130 miles per hour and they are gone.

Marlys Shirley

Q: The two main concerns we are hearing about tonight are noise interruption (noise pollution) and thinking about Mount Olivet Retreat Center- it gives people a place to get away from such things as noise, looking for a place for peace. A place that they can be outside and enjoy nature. Another treasurer in the neighborhood is the Wildlife management area, where wildlife can take refuge. We need to keep these things upper most in our mind. We need to think about and speak for those things that do not have a voice. Think about what we want for the future of this area, what we are going to add or not going to add to keep the quality of life as we have spoken to something special.

A: Butch- His dad has been a neighbor to Mount Olivet Retreat since its birth. There is more noise that comes out of there on a weekend than will ever come out of the airport. There is more vandalism that comes out of there on a weekend than will ever come out of his airport. His airport will not impact the neighbors anymore than Mount Olivet impacts its neighbors. There are 50 cars a day on a weekend, bus loads of people. 150-200 kids outside making noise all night long.

Butch and his brother will be sharing an airplane, they are buying one airplane. One airplane coming off a private strip, only during daylight hours, probably once a week at the absolute most. In the summer he works 10-15 hours a day. He doesn't work weekends, he will fly out for a weekend.

Dan Kahl Sight Naturalist at Mount Olivet Retreat Center

C: There is vandalism at the retreat center also, not necessarily from our guests, certainly not the staff. They cannot accommodate 150 to 200 kids.

Gary Turpening:

C: Fears would be alleviated if there was a limit to the number of airplanes that can be kept. Has that ever been done?

A: Rick- Certainly that would be a good restriction. (Based aircraft)

Ken Olstad

Q: Could you limit the number of take offs, it doesn't matter how many planes are setting there. It's the number of times they are taking off and making noise. Noise is a matter of opinion. Personally he doesn't like the small airplanes so close. Everything the Hansen's want to do could be done out of Airlake or other regional airports. It costs some money to hanger an airplane, but it is an expensive hobby. It is not like a tractor that is a means of sustenance it is a luxury.

A: Restrictions on number of operations, week, month, year. You do not need to restrict the number of airplanes based there if you restrict the number of operations.

Glen Shirley

C: Deal with 2 things- Wetland issue, the run off with the grading process. See that the town board gets all the requirements to the 3 open permits first, the church, garage and the CUP for the tree service.

A: Francie- As far as the permit for the garage, he has one year. The business- all are put on hold, the town board has a moratorium, they are working on the ordinance, and none of the businesses have needed to finish the process.

C: He has not gotten a CUP for his business?

A: Cheryl Monson- His business is exempt because it is agriculture and agriculture.

C: He was going to plant trees etc.

A: Butch- He came in because the old board said he needed a permit, the town board sought legal council, his business falls under State Law as an agriculture business, the township can not force him to pull a permit to run his business. He was more than willing to pay the fees to be licensed, the attorney said you cannot license someone that is not required to be licensed.

Q: The Conditional Use Permit runs with the owner of the land or these two individuals that are applying? They could have a clean slate, sell the land to someone else that may not comply to the conditions.

A: Francie: If the new owners take over the Conditional Use Permit they still need to apply to all the conditions issued. She asked for a town board member to clarify.

A: Mark Malecha- The Conditional Use Permit stays with the property.

Martin Diffley

Q: How will it affect the taxes.

A: Butch- it will still be agriculture. Crops will be planted around the runway.

Q: Directed to Rick- do you have any information on whether land values appreciate or depreciate as a result of an airstrip?

A: Rick- he does not. The land value should not change. A lot of times private airports are reverted back to agriculture use upon a sale.

Ken Olstad

Q: Questions the property value of neighboring homes.

A: Jody Hansen- 26199 Highview Ave. Farmington. She grew up at Sky harbor airport in Webster. At the approach end, they are building expensive homes, every lot is sold.

Butch Hansen asked Rick about some details of his airport plan. He asked Rick to address take off and landing issues. On how close airplanes will be to the houses. Ken Olstad house will be the nearest to the end of the runway, approx. 900 feet from the end of the runway.

A: Rick- Normally get off the runway at 1000 ft, so you would be 2500 feet away when you left the runway at an altitude of 1000 feet by the time he reached the house. You would certainly be able to turn one way or another before you reach the house.

Q: What about the oak trees on the property line.

A: Rick- they won't be a problem. 20:1 to the oak trees. The airstrip will be set back from the trees.

Mike Greco

Q: Ordinance 20 if a time limit or a periodic review is included as a condition by which a CUP is granted the conditional use permit may be reviewed at a public hearing with notice of a set hearing. To clarify- a review is not the same as a renewal. The restrictions that are put on at the origin of the CUP are the only restrictions that can be put in place. Additional restrictions can not be placed on the CUP at a later time.

Supervisor Connie Anderson

C: To clarify, the attorney's have verified that if it is put in the requirement and they come in when the year is up it is a review process. We are not renewing the CUP, once it is issued, it is issued. It is a review process if it is a condition.

Ken Olstad

Q: Directed to Supervisor Connie Anderson- The review process is to see if people are complying with the conditions set?

A: Connie- It is an opportunity for citizens to come in at the yearly review to voice concerns, to review the CUP and make sure they are upholding the conditions of the CUP.

C: Supervisor Mark Malecha- any time during the year, if you have a complaint, for anything, not just this situation, file it with the clerk, a signed copy.

Marlys Shirley

Q: The concerns and restrictions we talk about tonight will be heard and taken care off. What is our responsibility?

A: Francie: Once the public hearing is closed the planning commission will put together a recommendation for the town board.

C: It may or may not have anything to do with the restrictions we suggest.

A: Francie- I would think that listen to you. It will be discussed and a recommendation will be put together and sent to the board.

Ken Olstad

C: Recommend the restriction as Butch said: There will rarely be more than one takeoff per week. That would be tolerable for frequency. How many airplane he expects to have and put that in the CUP also.

Jack Cole

C: He can't see putting restrictions on the amount of use. The noise is not an issue. The quality of life is not an issue; the wildlife is not going to get hurt.

Mike Greco

C: Personal use no commercial, is the most important. It should be clearly stated that it is personal use only. There must be some way to designate that the individuals using the runway are landowners. Doesn't allow commercial or a bunch of other people using it.

Dick Wagaman 25791 Dodd Blvd Lakeville, MN 55044

C: You had better be very careful about restriction about number of aircraft or number of operations. This is still America. The noise is a small issue. There are more deer killed by autos than will ever be scared by an airplane.

Cheryl Monson

C: As a resident someone can't tell me how many cars can come down my driveway. That my daughter cannot use my car if it is licensed, we need to put things into perspective. He is dealing with his own property and his quality of life too. I'm sure he will respect everyone else's too.

Marlys Shirley

C: Can we really compare apples to oranges? We all have cars, but we do not all have airplanes.

Jody Hansen

C: I do use it as transportation that is how she gets to her grandmother house.

Gary Turpening

C: It doesn't bother me if he has friends fly in and visit. The rule per day thing- it should be over a longer period of time.

Ken Olstad:

C: There needs to be some kind of safe guard to keep things from getting out of hand. Quietness is a public resource, you cannot make noise just for yourself.

Ray Kadlec 6945 247<sup>th</sup> St. W. Farmington, MN 55024

C: Condition for frequency of use 5-6 times a week. Noise of tractors, in the field 24 hours a day; make a lot a noise- weeks on end.

Dick Wagaman

C: He operates a gun business under a CUP. If he gets enough complaints against the business he will before the board answering to the complaints.

Calvin Pflaum

C: Comment on Noise- Air National Guard trains over his house, he is not complaining, he has to put up with it. Noise is a concern. Some people are living in a area that is pretty secluded. It is all a part of the growing of the community. It is the future.

Butch Hansen

C: There are going to be some conditions- when you close the public hearing we are allowed to discuss those conditions with you.

A: Francie: Once the public hearing is closed the planning commission has discussion, they are allowed to ask specific questions of people, but it does not open back up the public hearing. The only people that can then make comments are the people we specifically address.

C: Butch

- The point about how many aircraft that can be housed- be open to that the number of aircraft hangered need to be owned by us.
- The restriction to the number times of day that he can take off and land in one day will not work.
- He does not have a problem with restricting that he is not hangering airplanes. He does not want to store other peoples airplanes, the responsibility that he knows what he is doing when he takes off and lands, the responsibility that nothing happens to his airplane when it is stored on the property. He is not interested in that.
- No problem that it cannot be a transfer station for crop dusting.
- Limit the size of aircraft as long as he has input on the size.
- 

Ken Olstad:

C: On frequency of use on a average over a long period of time. Based on the opening comments that it would be extremely rare that more than one take off per week.

A: Butch- "I said probably. I didn't say extremely rare. I don't use that terminology, probably."

C: Rick if you are talking about limiting aircraft the number of ways to limit the size of the aircraft is maximum gross weight or the number of engines, you may choose to apply both. 5000 lbs gross weight.

A: Butch- he is looking at a 6 passenger airplane that might weigh more than 5000 lbs. He is not planning on having a twin engine plane.

C: Francie said that an amended use permit can be applied for.

Q: Rick- What maximum weight of aircraft would you would be comfortable with, what number of engines. Are they going to apply some kind of

operation limits? If they are then you need to give them a number you are comfortable with.

Q: If you are limiting the number of engines aren't you limiting the weight and size of the aircraft?

A: Rick: No some type of weight limit is better than limiting the number of engines.

Glen Shirley

C: The permit is for a grass airstrip.

A: A grass airstrip can take a lot of weight.

Martin Diffley

C: It is important that Butch is comfortable, common ground between Butch and the planning commissions recommendation.

Chair Francie Madden asked for any more public comments. Hearing none the public hearing was closed at 9:31 pm.

Planning Commission Recommendation:

A Motion by Cheryl Monson: To approve the Conditional Use permit with restrictions, present to the town board. The motion was seconded by Calvin Pflaum. A vote was taken. Calvin Pflaum- yea, Cheryl Monson- yea, Francie Madden, yea, Corey Behrendt- nay. Motion Carried.

Abstained: Butch Hansen removed himself as the Planning Commission member during discussion and recommendation process for this Conditional Use Permit.

The following planning commission recommends the following restrictions:

1. No crop dusting/ transfer station or operations.
2. Personal use only, no commercial training.
3. FAA Application & MN State Airport License.
4. No flight instruction at this location.
5. No airplanes stored on the property that are not owned by current residents.
6. Check soil and water with wetlands.
7. Limit the size of aircraft- 8000 lbs gross weight.
8. In the event of a subdivision of these properties the CUP would need to be reapplied for.
9. Remain a grass surface.
10. Limit the number of operations to 720 per year.
11. All aircraft must be hangered.
12. Review yearly/ yearly fee based on the current fee schedule.

Fuel storage was mentioned, but not addressed.