

**OFFICIAL PROCEEDINGS OF THE
RICE COUNTY PLANNING COMMISSION
Commissioner's Room / Government Services Building
Thursday, November 1, 2018 at 7:00 p.m.**

I. Call to Order

- A. Roll Call - The meeting was called to order by Vice Chair Preston Bauer at 7:00p.m. Members present were: Preston Bauer, Michael Streiff, Charlie Peters, Aramis Wells. Staff present were: Director Julie Runkel, Zoning Administrator Trent McCorkell, Administrative Coordinator Brandy Leon. Tom Sammon was absent. Others present: see sign-in sheet. Commissioners present: Jeff Docken.

B. Reading of Notice

Motion by Streiff, seconded by Peters, to read the notice into the minutes.

RESULT:	Approved [Unanimous]
AYES:	Streiff, Bauer, Peters, Wells
ABSENT:	Sammon

C. Motion by Streiff, seconded by Peters, to approve the agenda as presented.

RESULT:	Approved [Unanimous]
AYES:	Streiff, Bauer, Peters, Wells
ABSENT:	Sammon

D. Motion by Peters, seconded by Wells, to approve the minutes of October 4, 2018.

RESULT:	Approved [Unanimous]
AYES:	Streiff, Bauer, Peters, Wells
ABSENT:	Sammon

II. New Business

1. Waiver of Plat/Buck - Section 35, Wheatland Township

David Buck has applied for a Waiver of Plat to allow for an existing dwelling of record to be separated onto a parcel smaller than 35-acres. The property is described as: Part of the SE1/4 of Section 35, Wheatland Township, Rice County, Minnesota. The dwelling address is: 8200 Union Lake Trail, Lonsdale, MN 55046. PID #: 01.35.4.50.002. The property is Zoned UR, Urban Reserve.

Motion by Peters, seconded by Wells, to recommend approval of the Waiver of Plat with the following conditions and finding for David Buck. The property is located in Section 35 of Wheatland Township.

RESULT:	Referred for Approval [Unanimous]
AYES:	Streiff, Bauer, Peters, Wells
ABSENT:	Sammon

CONDITIONS OF APPROVAL - Buck - Waiver of Plat

1. The 7-acre parcel shall only contain one single family dwelling.
2. Any new construction on the parcels is to adhere to all Rice County codes and ordinances.

3. The remaining parcel(s) shall not be further subdivided unless approved under the Rice County subdivision regulations.
4. The 59-acre parcel shall have a conservation easement recorded on it restricting future development.
5. Recording of the new parcels shall be done within one year of the approval.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

MS: This doesn't create any other additional home sites or anything?

TM: No, the remaining parcel, 59-acre piece, is recorded with an easement saying it is non-buildable. That would stay in place until a future date.

The PC asked the applicant, David Buck (DB), to come forward to add comments or answer questions regarding the request.

Applicant was not present. Item revisited at 9:05pm. Applicant was not present during any discussion of the Waiver of Plat.

PB: Motion to table.

CP: Question, does the applicant have to be here? It is a pretty straight forward request.

TM: *(Brief review of the application of Waiver of Plat and review of conditions.)*

JD: I haven't recalled approving something when the applicant hasn't been here.

JR: We have before when we have had long agendas and the application is pretty straight forward. We can see if there are people that want to come forward to talk about this.

PB: If we have concerns we can table it, if not, we can vote on it.

JD: The chair would still have to open it to the public.

JR: Yes.

PB: Staff are there any concerns?

TM: It is a straight forward application process with what they are proposing. We do have the survey information, the septic information, we have the parcel description as well as the conservation easement. There really is not a whole lot else.

JD: So there is a conservation easement on the rest of it?

TM: The rest of the farm, yes.

PB: On 59 acres.

JD: So why is that?

TM: In the Urban Reserve district, the normal parcel size is 35 acres for a home site. When you have an existing home, and you want to separate it allows for that to be separated out as a smaller parcel if you put the conservation easement on the residual land.

JD: Even though it isn't in a quarter, quarter then?

TM: It doesn't matter in the Urban Reserve, it is 35 acres.

Vice Chair Bauer opened the public testimony portion of the item to the public and no one spoke.

Vice Chair Bauer closed the public testimony portion of the item to the public.

Motion to recommend approval with stated conditions and findings made by Peters, seconded by Wells, and approved.

2. Conditional Use Permit/Marvets - Section 9, Walcott Township

Julie Marvets has applied for a Conditional Use Permit for a commercial kennel to house cats. The property is described as: part of the NE1/4 of the NW1/4 of Section 9, Walcott Township, Rice County, Minnesota. The property address is: 3405 220th St E, Faribault, MN 55021. PID #: 15.09.2.00.001. The property is Zoned UR, Urban Reserve.

Motion by Peters, seconded by Streiff, to recommend approval of the Conditional Use Permit with the following conditions and findings for Julie Marvets. This property is located in Section 9 of Walcott Township.

RESULT:	Referred for Approval [Unanimous]
AYES:	Streiff, Bauer, Peters, Wells
ABSENT:	Sammon

CONDITIONS OF APPROVAL - Marvets - Conditional Use Permit

1. The Conditional Use Permit (CUP) is for a cat boarding kennel operation, changes to the use are not permitted without approval of a new/amended permit.
2. The operation and site shall comply with all Federal, State and Local rules and regulations. Site owner and operator shall maintain proof of compliance with applicable regulations and submit said proof to county staff upon request.
3. Indoor facilities having adequate heating, ventilation, and lighting shall be provided for all animals. Outdoor facilities shall have shelter from the elements, sunlight, rain, snow, and cold weather.
4. Facilities shall be inspected at least once a year at the owner's expense by a doctor of veterinary medicine who shall provide a report to the County, by August 1st of each year, describing the condition of the animals and facility, medical treatment required by the animals, and remedial actions necessary to improve the condition of the facility.
5. Proof of a proper animal waste disposal system shall be submitted annually, by August 1st of each year, to the Rice County Environmental Services office.
6. There shall be no more than 100 domestic cats on the site at any one time. The only other animals allowed onsite are up to 5 domestic pets for the homeowner.
7. The approved site plan shall be followed. Animals shall only be housed within existing structures and the proposed outdoor fenced area as identified on the approved site plan.
8. The onsite septic system shall be shown to be in compliance with the existing and proposed use.
9. All buildings used shall meet building code for the intended use. Any new construction on the parcel is to adhere to all Rice County codes and ordinances.
10. There shall not be any unlicensed or inoperable vehicles or trailers on the parcel.
11. Failure to comply with conditions may result in revocation of the conditional use permit.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

PB: Going onto condition 6, do you have any current numbers and proposed numbers?

TM: It was a little difficult from the site plan. The applicant will be better to address this. The new proposed building was written up 100 cats for that location. Not sure if that is total or if that is the new addition and whatever is in the existing.

MS: There isn't a CUP in place today. What is bringing this forward? Are they trying to expand and that's why they are requesting this now?

TM: No, we actually received a complaint about the existing operation working without the proper permits. We contacted the applicant and informed them of the need for a Conditional Use Permit and they have applied for that.

PB: This will only be for cats?

TM: That is the proposal for the boarding part. There is a condition in there dealing with whatever other animals would be on site. That would be a discussion to have with the applicant.

MS: The term cats, that is pretty generic.

TM: The applicant will add more to that. I believe most of their animals are strays that are picked up and brought to the facility.

MS: But like Bobcat? That wouldn't meet the definition of cat?

TM: No, it would be domestic cat.

JR: Just to clarify, this is not a boarding facility, it will be just a shelter.

TM: Just a shelter, under the ordinance it is in the boarding category. We may want to adjust the terminology in the first condition. One other possible condition to add is outdoor fencing to be adequate for cats.

The PC asked the applicant, Julie Marvets (JM), to come forward to add comments or answer questions regarding the request.

JM: I did not know I had to have this permit. I have my 5013c status and have my kennel license and have my board. I am a vet tech and the guy I work for his wife is on the board. The reason why we want to renovate the bigger building to accommodate more cats. We want to help the city of Faribault. The best outcome for us and the city of Faribault is that once we get this building up and running, MNSnap now can come to Faribault and provide low cost spay and neuters for these residents that can't afford to spay and neuter their cats. Initially when we started this we were working with rescues that had cats that were not adoptable. I was with Last Hope for 17 years and when you get a cat that doesn't like people, what do you do with it? So that was my dream. I called my friends at Last Hope, I'll take your cats so you can keep taking the friendly cats. And that's where this all started. They got me in contact with the Humane Society. I got the figure, we pulled 83 cats from the Humane Society and adopted 73% out. We have been working with the residents of Faribault and spayed and neutered many cats and what we do is network them out to Last Hope, Kittens Cradle, Angel of Hope. I think we are doing a good service for the city of Faribault. My husband did not anticipate us taking over his garage, so renovating this building is necessary. We have raised \$31,000 already.

PB: Can you tell us what kind of numbers you have and are anticipating as far as animals?

JM: I have 36 volunteers and we are really good and like to work with them. Presently right now we have 35 sanctuary cats, I believe they are sanctuary cats, they don't like people. Then we have 17 adoptable, some of them are unique, some are bi-polar, but they are adoptable. So those are in sanctuary in the garage right now. We have to count, there are some feral cats. The police of Faribault lived trapped last year and they would spay, neuter, and vaccinate. So we took some of them because we have those buildings you saw. We provide shelter, we provide food. What we are noticing is that there are farmers in our area that also have cats. I went to the neighbors and said that if your cats come in our area, I will spay and neuter them and clip their ears, and they were all for it. We are currently working off a farm on 230th and they have an overabundance of cats and so we've already taken in 6, but we just started. We are just trying to help. Usually we have between 45-55 because we do adopt them out. We do

have some euthanasia's, some cats that are older that we get from the Humane Society, its too stressful and some of those cats we have to euthanize. If we can't find a foster for them, heaven is better than suffering. Right now 45-55, at times it was 60 and they were nice cats and we adopted them out. For the new building we will have double to surface area, but that doesn't mean double the cats, because you have to be able to care for them. We would like to have the option to have isolation rooms. When a Faribault resident finds a litter of kittens under their porch, I am not equipped to take on kittens. In that building that would raise my numbers. You get 3 batches of kittens, that is 15 kittens right there. So I would like to put 100. In that number is based on the care we can provide the care of the cats. Keith Streiff, he is from the Animal Society and him and his agency has been down to visit.

MS: 100 cats max between sanctuary and foster?

JM: Yes. I try not to do fosters because you have to keep track. I am a vet tech and try to be methodical with their vaccinations, but with kittens, sometimes you lose track. So we try not to. The residents of Faribault is what we do is take the moms and spay them and I take the babies and network them out to the other groups in the state of Minnesota.

PB: Keeping with the animal numbers, do you know roughly the size of the building that you are going to be using to house the cats?

JM: I don't get the whole building. I get less than half the garage. It will be double the square footage we have right now. My volunteers, that we wish our hobby was done that people would spay and neuter. If I could get MNSnap here in Faribault, it would make a huge difference, because right now they drive to the cities, or Mankato. I try to save them spots in Mankato, but I get the excuse of I can't drive, or I work. I am one person, I can't do it all.

PB: Could you briefly describe MNSnap?

JM: MNSnap is a low cost spay/neuter program. It is roughly \$60 to spay and vaccinate your cat. They also offer for \$20 you can Microchip. I believe it is \$40 per male. It is income based. When residents want to utilize MNSnap, they have to go onto their website and fill out income. It is income based. What I do, is I get grants. I work with quite a vets and so I get a grant, so a lot of times we get the mom spayed. It's expensive to spay and neuter, if you can't afford to spay or neuter your cat, I don't think its fair to say you can't have a cat. If we can assist in that way, I believe the numbers would go down.

PB: To fill in the space on the condition, the only other animals allowed on site are up to? Other domestic pets?

JM: When thinking of what to name it, I didn't want to circle myself just for cats, but we realize we are now a cat sanctuary. So when I say pet sanctuary, one day I could save a cow.

PB: This question is for yourself as the homeowner for additional pets for yourself?

CP: Like a couple of dogs?

JM: We share custody of the dog across the street. I think it would make sense. I would like to have a dog or two. Is that permissible?

MS: Maybe 5 domestic pets?

JM: I want to have 3 cats.

MS: 3 cats and 2 dogs, that would give you 5.

JM: Yes.

CP: One questions, there is no service in Faribault right now for cats?

JM: They give my name and number, but I have no more space. We are running a good ship we have great volunteers. As long as the cats stay the focus, we will be a wonderful asset for Faribault.

CP: Do you want have line #6 as 100 cats and 5 other domestic pets?

MS: Did you say chickens as well?

CP: I don't know if that is a domestic pet.

MS: I would give a buffer of 6 at least.

JR: Let's get to public testimony before getting into a full number for condition #6 and what is a shelter versus a rescue.

JM: We do have a protocol for that. If a Faribault resident finds a stray cat, we will authorize them into one of the clinics, Faribault Vet, Aiken Hills, Dakota County Technical College, also work with emergency clinic in Apple Valley. Once cat surrendered, we make sure it is stray. Then we check for microchip and go onto Facebook. No animal comes into sanctuary

without being Feline Leukemia tested. Treated for fleas, worms, ticks, and mites. And they must be spayed and neutered and fully vetted. In the case when someone brings us a litter of kittens that can't be vaccinated, we immediately isolate litter. I have a Kennel license. The Board of Health has come out. Have checked our vaccination histories. We do routine dentals on our cats that have been here long term. I am a vet tech, and the veterinary. We have a lot of knowledge on our board.

MS: Someone calls up to take a cat, they have to go through a vet?

JM: Yes, I have turned down 5 and refer them. Right now we are at capacity. But yes, nothing comes in without going through a vet first. We work with Rescue 55021 and fostered some cats to them.

Vice Chair Bauer opened the public testimony portion of the item to the public and the following spoke:

Bill Holmblad, Walcott Township Supervisor: She has her stuff together. I think she is right, this will be an asset for Faribault and the townships. Glad to see her out there.

Ken Lehman: Julie when she first came into town and started Furball Farm, she helped with teaching how to trap cats along with the Police and community service officers. This was the same time that the city code inspector came by and was going through our park and had a few things for me to repair with my skirting on my house with cats going under the house. They asked us to fix the skirting and repair out-buildings and sheds. We had a lot of stray cats to deal with and they do populate pretty fast. Julie came by while I was getting all of my repairs done and had a place for all of the cats. My Father-in-law got to see Furball Farm and said it was a good place. I agree with gentleman that spoke that it will be a good asset to Faribault. Only thing we have since Prairie Edge closed, we have no impound for cats. I am here to verify that Julie is on the up and up and she does keep a tight ship. Keeps area clean, litterbox changed, cats are fed, and are sheltered. They are in a good home. Being taken care of as well as our cats are at our house. We have spayed and neutered at our house. Julie is doing the same thing, but on a large scale. Would be good to have Furball Farms. Faribault does have rescue 55021 and Might Paws and with Julie, Furball Farms, we will have something for the felines.

Laurie Anderson: I am a part of the family that has the overabundance of cats from 230th. She has been a god send to us. She is helping save the cats that we are taking in. We are not a foster/shelter ourselves at all. I recently met Julie and she is the most kind hearted person. She loves animals and I know she would take very good care of the animals that would come in. I have recently seen the sanctuary and it is a very nice facility. I think it would be a huge asset for the city of Faribault. I think she is doing a great thing and its an asset for anyone who loves cats.

Vice Chair Bauer closed the public testimony portion of the item to the public.

Discussion:

CP: We have a couple things to work through on advisement in regard to numbers or if that determines if it is a shelter or rescue? Does it have to have a certain definition?

JR: One suggestion on is on condition #1, Commercial Kennel and Adoption facility. Then you can talk about numbers and define domestic cat as well?

PB: Change working on condition #1 to Sanctuary and?

MS: To reflect the boarding and rescue piece of it. When she talks about sanctuary and adoptable, sanctuary would be the rescue and adoptable would be the boarding?

JR: She is taking them after they've been to a vet, which is different.

MS: So rescue is more like an impounded animal?

JR: It can be both. They are already spayed and neutered with shots, which is different from rescued.

TM: Full condition wording, The Conditional Use Permit is for a commercial kennel for a cat sanctuary and adoption facility.

PB: I think that would be the proper wording to change condition #1 to. Onto #6 we had some numbers of 100 domestic cats and domestic pets would be?

JD: I have a question. So what is allowed for anybody? How many dogs or cats can you have in the country?

AW: 6

JD: 6? So why would we do anything different than that?

MS: For personal?

JD: For personal. I guess I don't know why we won't do what is maximum of what is allowed anyways. For your own personal domestic pet.

CP: For the second part?

JD: Yes. 100 I understand that, but for your own domestic pet.

CP: Do we even need the second part?

JR: ???? For management purposes so we all know what we are talking about. And clarification of the conditions.

PB: We would need a count and see what Julie needs.

TM: Helpful to be clarified number wise. Differentiate between sanctuary one and pet one.

JD: Just clarify it by the max number.

PB: 6

JD: That is what I suggest. How many cats does it take to make an animal unit.

TM: 1000lbs.

JD: So she should be well within the limit.

TM: The acreage would allow up to 4900 pounds.

MS: Is 100 too broad for the total?

CP: No, I don't think so. I think it would come down to the space needed per unit per cat. We have 100 and 6 for personal.

MS: Just a question I have, I agree this would be a benefit for Faribault, but how do you control that the cats are actually coming from Faribault or the Police Department? You could just fill this with 100 cats from the cities, how would that be a benefit for the city of Faribault? Is there a way to?

Bauer asked the applicant to come back up to clarify MS question.

JM: Clarify, we are not a rescue, we are a sanctuary. When the residents of Faribault call and they have a friendly cat, first off we refer them to all the rescues. If the rescues are full, I get them fully vetted and try to have the residents foster the cats until something comes open. It would be my worst nightmare to have 100 sanctuary cats. We try to take cats in that are not unadoptable. Our mission statement says, we are truly for the unadoptable cats, the cats that don't like us, the cats that are healthy that come from hoarding situations. We just took in 15 cats from a hoarding situation and had to euthanize one. Our priority for Faribault is to get MNSnap down here. Its not for me to save Faribault cats, we just can't do it. I've tried to live trapping in a mobile home park last summer and told them that I could take 15 from one spot and 15 more will come. If residents could have access to cheaper spay and neuter, I think over time it will make a difference. We are just trying to not just take care of Faribault, I want to be an asset to cats nobody wants. 75-80% of the cats we got from the Humane Society that were deemed unadoptable, we adopted out. I don't want adoptable cats. If I get adoptable cats, I give them to other facilities. We don't do boarding.

MS: You want cats no one will take?

JM: Yes, the healthy ones. We provide a sanctuary. We have about 15 cats in our outside patio. We provide food, shelter, water. I realistically don't see us with 100, but I want to be able to fluctuate with the numbers in case of mother and litter or a hoarding situation.

MS: So do you only take them from a certain geographical area?

JM: I try to stay in Minnesota. I work with all the rescues to get them the adoptable cats. I take the unadoptable one and give the rescues the adoptable ones.

MS: Should we dial the number back a little?

JM: I would like to keep it for the just in case situations and don't want to be over the approved number. We are really good at finding homes for these cats. It is not healthy for the cats, not healthy for me. I just want to be legal.

CP: Have you read all of the other conditions and are you are ok with all 11 conditions?

JM: I need to read them again (reads given copy).

CP: And the cats are always contained, correct?

JM: My sanctuary cats are always contained.

CP: We have changed the wording on #1 already.

JM: We will have some feral's. We have a quote to keep the building well insulated around 50 degrees of the middle building. Right now a resident has his trucks in there with a lease, we will be ending that lease. We don't anticipate taking in a lot of feral cats, but with that said, the neighbors have heard we serve dinner. I know we will be spaying and neutering and will go back home, but I can't control that.

MS: Do you have a number of feral cats?

JM: The only time can get numbers is when we feed and try to get a headcount. We don't have an accurate count right now. Some days I see 10, some days I see 20, it just depends. We do worm the cats and be sure they have Lysine for immune boost, even our feral cats. I hope that by spaying and neutering the cats it will prevent more from coming. It seems that is what they do, claim their ground. So I have the kennel license for condition 4. We have a dumpster for condition 5. Can we have 100 for condition 6 in the big building? (Continues reading conditions).

JR: The intent of the feral cats are not confined?

JM: Some of the feral cats are not confined. I spoke with feline rescue about that. At one point I thought it would be great the enclose the whole farm so no cats could get out and her concern was the financial burden, but also feral cats are wild animals.

JR: I don't know if we can issue a CUP for feral cats per the zoning.

PB: So the feral cats show up and are treated and spayed or neutered?

JM: If one shows up on site, I trap it and will spay and neuter.

PB: Feral cats are ones that just show up?

JM: Yes. When people call me with feral cats, I use my MNSnap spots for them.

CP: Maybe they shouldn't be fed outside? If they are not contained, they shouldn't be fed outside so to not attract the feral cats. So that should be another condition?

MS: To feed them?

CP: Yes

JM: But we are seeing that the cats that are spayed/neutered won't let other cats in.

CP: I don't think we have a problem with a feral cat trapped one, take it in a do the shots, spay and neutering, but we do if you feed outside.

JM: We are not feeding outside outside if you are thinking that. We have two feeding stations for the cats we have.

CP: That are contained inside?

JM: That are inside that building.

MS: So you are not feeding outside?

JM: Nope. Those buildings are shut tight, nothing else can get in. We don't want to entice other animals. Our goal is to not trap every feral cat. We don't make it a habit to trap and take in feral cats.

MS: Just make a condition that there will be no feral cats?

JM: But they will be on my property, they just show up.

CP: They are on all properties.

JD: Just by definition, feral.

MS: Just spay and neuter and release? Keep them?

JM: If they are my neighbors, I let them know. We don't see a lot of new ones.

JR: Why are you feeding feral cats?

JM: We are feeding our cats that are on the property.

JR: They are already sanctuary cats or your domestic cats?

JM: They are not inside the sanctuary, they are feral cats we have spayed and neutered. Not sure what the solution is, we are trying to be the solution.

AW: Just to clarify, you have feral cats that come on the property and you are not feeding them?

JM: I wouldn't know. We have feeding stations for the feral cats that we already have around the property, so we don't know. I can't control everything unless I put a fence up.

PB: Kind of a gray area

MS: Don't know how to control that exactly?

JM: Without putting a fence up, I don't know either. It's like the squirrels, raccoons.

CP: We don't want you to encourage?

JD: You don't want the raccoons and other wild animals out there. The first thing you do to get rid of the racoons is to get rid of what they are coming for. I certainly wouldn't encourage feeding feral cats. If this is your mission, why don't you stick to what your mission is and not encourage the feral cats. Yes, everyone will have some, but if you feed them they stick around. It's just the way it works. Stick to your mission which is great.

JM: If we are spaying and neutering, the only other alternative would be to fence that area.

CP: Feed everything in a contained area, not open feeding outside like out in the barn. If you have your 6 domestic pets, feed them in house, not outside as to not encourage more ferals to come in. Maybe one conditions should be to all feeding should be done in a contained area to discourage feral cats.

MS: I agree.

JM: My issue would be is the cats currently there. I have a hard time not feeding the cats there.

PB: Tough to not have compassion when cat comes on site and wants food. Being in rural area you are not going to leave food out for possum, raccoon, skunk to attract coyote.

JR: For condition #7, add in Animals shall only be housed and fed within existing structures.

PB: The cats that you describe as the outdoor ones, they just show up?

JM: The Police brought 10-15 last year. The feral cats we are feeding right now are ones from Faribault Police department and they stuck around.

PB: Here is what I propose, for condition 6, put 100 domestic cats and 6 other pets. For condition #7, animals shall only be housed and fed in existing structures and proposed outdoor fenced areas.

JD: Who's to say you can't take feral from one area to another, it does nothing. Charlie I agree with you on how to handle this.

MS: I agree, that is the way to deal with it. Good way to keep in balance.

PB: How would you like condition #7 to be worded?

CP: Animals shall only be housed and fed within existing structures and proposed areas. So housed and fed.

PB: Conditoin #1 is clarified, condition #6 clarified and conditions #7 changed to housed and fed. Staff?

TM: Condtion 9, but it would be better for add a new condition for outdoor fencing.

Condition #12 to read, All outdoor fencing shall be adequate for the proposed use.

PB: So we have 12 conditions now.

Motion to recommend approval with stated conditions and findings made by Peters, seconded by Streiff, and approved.

3. Conditional Use Permit/Raines - Section 10, Forest Township

Mikayla Raines has applied for an amendment to an existing commercial kennel Conditional Use Permit (CUP) housing domestic foxes. The proposed amendment is to allow for other types of domestic and agricultural animals. The property is described as: Part of the SW1/4 of the SW1/4 of Section 10, Forest Township, Rice County, Minnesota. The property address is: 3955 Millersburg Blvd W, Faribault, MN 55021. PID #: 06.10.3.50.003. The property is Zoned A, Agricultural.

Motion by Streiff, seconded by Peters, to recommend approval to amend the Conditional Use Permit with the following conditions and findings for Mikayla Raines. This property is located in Section 10 of Forest Township.

RESULT:	Tabled [Unanimous]
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AYES:	Streiff, Bauer, Peters, Wells
ABSENT:	Sammon

CONDITIONS OF APPROVAL - Raines - Conditional Use Permit

1. The Conditional Use Permit (CUP) is for a domestic fox boarding kennel operation, changes to the use are not permitted without approval of a new/amended permit.
2. The operation and site shall comply will all Federal, State and Local rules and regulations. Site owner and operator shall maintain proof of compliance with applicable regulations and submit said proof to county staff upon request.
3. Indoor facilities having adequate heating, ventilation, and lighting shall be provided for all animals. Outdoor facilities shall have shelter from the elements, sunlight, rain, snow, and cold weather.
4. Facilities shall be inspected at least once a year at the owner’s expense by a doctor of veterinary medicine who shall provide a report to the County, by August 1st of each year, describing the condition of the animals and facility, medical treatment required by the animals, and remedial actions necessary to improve the condition of the facility.
5. Proof of a proper animal waste disposal system shall be submitted annually, by August 1st of each year, to the Rice County Environmental Services office.
6. There shall be no more than 15 adult domestic fox and 20 kits (under 4 months of age) on the site at any one time.
7. The approved site plan shall be followed. Animals shall only be housed within existing structures as identified on the approved site plan.
8. Site shall not accept or house any other animals.
9. All buildings used shall meet building code for the intended use. Any new construction on the parcel is to adhere to all Rice County codes and ordinances.
10. Failure to comply with conditions may result in revocation of the conditional use permit.
11. Perimeter fencing around the entire property shall be installed prior to animals being on site.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

PB: The subject parcel is 3.5 acres in the Ag district?

TM: Yes

PB: You have the numbers for the agriculture animal units allowed?

TM: It would allow up to 3.5animal units if we were dealing with agricultural animals.

MS: How compliant are they today with the current CUP? Such as with the Doctor of Veterinary of medicine to report to the county each year, did we get that?

TM: We did receive letter from a Veterinarian and also a second letter. The first letter listed animals that were not on the property. The second letter specifying more of what was on site,

it didn't get into the numbers. We did receive Vet letter saying everything appeared to be well cared for on the property.

MS: When you were out there, were you able to get a number at all of what was out there?

TM: Not today, we did not do a count. I would say it was pretty close to that 17 number, 15-17 adult animals. It is harder to tell if there are younger ones there. From what I could see today, it was not over that number. The only thing different than before are the housing pens out in this area that were not part of the original permit. The geese on-site and the mink container on-site. Those were the only non-compliant issues that I observed.

MS: What are your thoughts on the fencing with tie straps, does it seem really secure?

TM: I wasn't pulling on the fencing, and there was pretty substantial fencing. A lot of the panels were put together with zip ties and over time it will need maintenance as those age out and the weather. I wouldn't be a difficult thing to supplement those with wire.

CP: Do you have any condition suggestions?

TM: I just have the current conditions there. If there are any amendments that you would like to proceed with we can reword or modify those.

PB: Condition #11 I see is proposed with perimeter fencing around the entire property?

TM: Yes, it certainly seemed to be around there. There is fencing around most of the property area, with an electronic gate controlling access to the property.

PB: So it is already in place?

TM: Yes.

The PC asked the applicants, Mikayla Raines (MR) and Sandi Raines (SR), to come forward to add comments or answer questions regarding the request.

MR: Just to clarify a few items that were brought up. The geese were dropped off for fox food. I do have a copy of the last vet report that does state specifically what animals we do have on-site. 15 adults and 6 juveniles, this was dated 9/13/2018, do you have copies? (*board and staff did not have copies, applicant distributed copies to board and staff*).

TM: We did not receive one with numbers on it, so we need a copy of that. We received other documents, but nothing with numbers.

MR: We do have another location in Sandstone, so the Mink habitat is only located in that area. When I bring any Mink down from Sandstone for Vet care it is only temporary holding pen until I bring them back to where I have the permits from.

CP: The questions tonight, what are you wanting to change on the Conditional Use Permit?

MR: Why I am amending is that the offer on the property was contingent on having foxes allowed on the property. We did not have much time to prepare and I didn't get to cover all my bases and was unaware that the CUP conditions wouldn't allow the basic farm animals or my cat or dog. In the said permit it says foxes only and we asking it to be amended to read agricultural farm animals and fur-bearing domestic animals as defined by the Minnesota state statute and DNR. I did give a list of all of that. In addition to what is already stated on my CUP, it should be amended by adding up to 10 poultry and up to 10 domestic agriculture at any given time, not including babies under 6 months. We are not asking for wild animals, only captive fur-bearing domestic animals and the usual agriculture animals.

SR: So not feral cats.

MR: The reasoning for specifying including babies under 6 months, is we do not breed animals, but this will keep us in compliance if we get a surrender that is pregnant. We do spay and neuter everybody and everybody is vaccinated as well.

SR: All of her foxes are up for adoption. She does adopt out quite a few. Then more come in. A lot of breeders that breed foxes don't tell people that this fox wouldn't make a good pet. We usually get surrenders around 6 months old because they couldn't keep them in their homes anymore. She has a USDA license and been in compliance continuously, I don't think anything that has happened in the past should be in your vicinity for over a year now.

MR: I also have a letter from Rochester Animal Control that brings us these surrenders. If it isn't a fox surrender if it another exotic we are currently transferring it immediately up to the Sandstone facility.

SR: The fox from Rochester was not a wild fox, it was a surrender from a breeder.

CP: The homeowner Debra Graber, is that current?

MR: No.

SR: No, that was the previous owner. Her and I bought the property, but per the IRS, we had to sell that to property to the 501c3 Corporation which now owns the sanctuary. She is just the manager of the sanctuary and does not own the buildings or anything else on the property.

MR: Just to continue I am amending, as a rescue I would like to have almost everything covered of what I have and am allowed to have in combination with the licenses of what I have, which are USDA Federal, State of Minnesota DNR licenses and 501c3. With the understanding that I can only have these domestic animals while in compliance and my licenses are current up to date. As a rescue I do not purchase and do not breed. None of our animals have come from the wild. Besides a few agriculture farm animals, these are animals rescued from fur farms or surrendered by people who mistakenly bought them from a breeder not aware of their specific needs. Our whole goal is to place these animals in certified homes with people that have the knowledge and experience to take care of them. That have no intent to breed, we of course are vetting everybody before they get adopted.

SR: She makes sure they all get vaccinated and spayed and neutered. The application to adopt is 2 pages long. She makes sure they know what they are about. Makes sure the city they are going to allow foxes. She makes sure they have a vet that takes care of animals like these. She calls the vet to make sure the vet will see a domestic fox, otherwise the people aren't approved.

MR: I am not asking for more foxes, I am asking to expand on what I can take in.

SR: If she had somebody drop off a goat, she couldn't keep the goat, so now the goat goes somewhere else because she doesn't have the license to keep it. She would have liked to keep it long enough to find a good home for it instead of shipping it up to the other sanctuaries.

PB: You stated you furnished Trent a list of domestic animals?

MR: Yes, it was attached.

SR: Should have been attached when we filled out the CUP. Had some of the state statutes and all of the different animals she could have.

MR: DNR license lists the type of animals you can have with the DNR license.

MS: The list is not legible in the digital form.

SR: I know there was some concern from neighbors about the foxes, what if they get away? What if they hurt somebody? That has all been brought up. We have done the perimeters around all of the cages, which were required. At the meeting last fall, she said that at some point I would like to get perimeter around the whole entire property, which would cost \$40,000, so we did a little at a time, and now it is completely fenced in. We have fence and screening that goes along the ground so they can't dig out. We have fence inwards so they can't go up and out.

MR: It isn't just zip tied, we have wire as well.

SR: If any one of these foxes got away, they are more scared of you. They won't go up and bite somebody. Most have been around other animals. It would be worse to have a German Shepard than a fox.

PB: I have received a lot of phone calls and at a Sportsmans club meeting that they were up in arms about. The one call said you take roadkill and tie it to the fence for the fox to feed off?

MR: No, never seen any proof of that either.

PB: I never seen it and I drive by it every day.

SR: Any roadkill is a deer got hit on the highway by the sanctuary and they dragged it in and used it to feed the foxes.

MR: We are allowed to bring in roadkill. As long as we get proper tags with it and brought to us in the correct manner.

SR: One neighbor was making accusations that the foxes were getting out at night, running through her garden and then coming back into the cages at night.

CP: When you first got the Conditional Use Permit there was one neighbor that lost some chickens, and I saw pictures of a dead fox, but that has been 2 years ago? Another phone call is a neighbor that says he no longer has any chickens because I would assume he will shoot anything that comes into his yard as well.

SR: And that would be fine because that would not be her foxes, there are other foxes in the area. People told us there are foxes in the area.

MR: People assume every fox they shoot is our fox, which are they are not.

MS: You've never had any escape?

MR: No. When I lived in Lakeville, when I had my own personal pet foxes, this was before I was rescue. There wasn't much research on how to keep them, to be honest, I didn't know what I was doing.

MS: So up there you did, but not down here?

MR: Yes. Nope, not here.

CP: So in Sandstone, you have another spot and they allow all these animals you have on this list?

MR: They don't regulate up north.

SR: They go all by Minnesota. So whatever is on the Minnesota list that is what they go by.

MR: But I don't have everything that is on the list.

PB: No, but you are asking to have everything that is on the list?

MR: But not all at once, up to 10 poultry and 10 domestic agriculture.

SR: She tries to find a home for those animals. She tries to find a home for every animal. She wants to make sure that people aren't just releasing them.

JD: What is the list? How is it detailed?

TM: Do you want to open to the public and go through it.

JD: The public might want to comment on what the list is.

SR: The definitions are in your pamphlet.

JD: We have some pages that aren't legible.

CP: Page 86 in our packet we can read the list that she is requesting.

MR: It doesn't mean that I am going to get those animal. If one were to be surrendered. I would still have to be in compliance with Minnesota cage regulations and USDA cage regulations before I could take any of those animals.

SR: If you came to the sanctuary, they have a medical room, there is a chart there on all the times the cages are cleaned, every morning and night. Volunteers will vouch for the fact you will never find a cleaner place than this place is

MS: What about the mink? Are there mink there? Were there mink there?

MR: We are compliance now, unless you are counting the geese, which were dropped off for fox food. When the mink or any animal comes into us that we are not allowed to have at the sanctuary, we are getting them vet care because my vets are only this area for exotic pets, and then they are transferred right away.

SR: Trent was there a couple of days ago and then they weren't there again today because they had been transferred.

JD: I am just confused on exactly what the list is? Is it starting on page 84?

CP: Can you tell us this page 86 this list, those are the animals that you would like to house?

JR: That list does not clarify whether or not they are domestic animals, they are a domestic kennel. We had an amendment asking to open it up to a wide array of animals that was denied. I just want you to remember that.

TM: When the applicant submitted information on page 81 citing Minnesota state statute 17.352, stating fur-bearing animals are domestic animals. That statute actually does define a list of fur-bearing animals. The second part of what the applicant submitted said that it is any animal that possess a form of hair, well that would be anything. But the statute is specific of what is a domestic fur-bearing animal. It actually says a fur-bearing animal is fox, mink, finch, chinchilla, karakul, marten, nutria or fisher that is the second or later generation raised in captivity. So that statute under domestic fur animals is real specific. And that does not mix in some of these other animals are fur-bearing animals under DNR or USDA. That's different and not saying that they are domestic animals. This is the statute that we relied upon to allow for the fox as a domestic animal.

SR: Right, and how they figure that is how so many generations. Her foxes are over 50 generations domestic, so it isn't like somebody just made it domestic last year.

MR: That's why I said in the amendment domestic and agricultural animals because a lot of the ones listed on the DNR are considered agriculture, because you can get an agriculture product from it.

PB: Just to be clear, the application is for domestic animals defined by what Mr. McCorkell

read from the state statute? Do you understand that?

SR: She highlighted a list on her application. Here is a list of all that Minnesota allows and she is not asking for all of that.

JD: Once again, we are talking about a domestic list.

SR: A domestic list, they have to be domestic. They can't be brought in from the wild.

MR: Domestic and agriculture.

JD: That is a specific list that I want to hear.

TM: That is the statute 17.351 sub-section 3 is a listing of fur-bearing animals is fox, mink, finch, chinchilla, marten, nutria or fisher that is the second or later generation raised in captivity. So it is quite a bit different than the DNR list here including badger, beaver, Bobcat, coyote, muskrat, possum, otter, are not included in the domestic list under that statute for domestic animals.

MR: That is still listed in the Minnesota DNR so they are not illegal.

JR: Again, operating under a domestic kennel as per that state statute.

PB: That is for you, that applicant, can understand the definitions for the CUP is for domestic animals as defined by state statute.

SR: Right, she just wants you to understand what she is going to take in. I used to be a wildlife rehabber and I got animals from DNR, but they were wild animals. I had to take care of them and release them. She is not asking to take in any of those wild animals, even from the DNR. If the DNR calls her and says they have a great-horned owl or something, she can't take those in. It was out of the wild. So she had to turn them down and we ended up sending them over to the University. We know where to send them when something comes in that is wildlife.

MR: Another important thing this is my property is not just for domestic animals, it is also for agriculture animals. So for the DNR list of animals it lists, if it is an animal you can get agricultural product off of, it is considered an agricultural animal.

SR: Again, the DNR and the USDA continuously check on her. They will drop by just any time. They don't warn her, they just stop there. If her records aren't correct and there is one animal that isn't on her records or hasn't been reported to them, she would be getting her licenses pulled. She is very, very good at keeping the bookkeeping on these animals.

MR: I think someone else can come up and educate a little bit more too.

TM: There is a definition of agriculture livestock, means cattle, sheep, swine, horses intended for slaughter, mules, deer, elk, llamas, ostrich, emu, bison and goats. That is the definition within that of livestock.

PB: And the site should have how many of those?

TM: Under the county feedlot regulations, the site is limited to not exceed one animal unit per acre.

PB: There is 3 and half.

TM: There is 3.5 acres, so if they wanted horses on there, it would be 3.5 horses.

SR: But it is by weight, correct? Because the people that were there before had hundreds and hundreds and hundreds of turkeys and chickens. It's by weight, isn't it?

TM: They have different equivalencies for different animals.

SR: That is what I was told, is that if it is a horse, then it is one horse. 500 hundred chickens might be the same as one horse or a cow might be.

JR: Keep in mind that we allow that many on a parcel that is 3.5 acres but then they are not also getting a Conditional Use Permit for a business on top of that. You are limited to 3.5 acres on the entire property.

MR: I am asking for up to 10 domestic and agriculture animals.

SR: I don't think that the weight of all these animals will meet or be below what the weight is.

MR: Do they have a list of what I am asking for?

TM: They have everything you submitted.

MR: The first page has everything I am asking for.

Vice Chair Bauer opened the public testimony portion of the item to the public and the following spoke:

Jeremy Yates: The biggest issue I see is lack of education of the animals that are in question.

I've got over 30 years' experience working with all types of fur-bearing animals. The biggest thing people need to understand about these animals is there is what is called, fight or flight. With dogs for instance you've got more of a fight instead of a flight. With fox, raccoon, skunk, possum, badger, these animals are going to run from you. So if it is a safety concern that we are worried about, the only way to get bitten by one of these animals is to get ahold of this animal. If a fox, possum, or a raccoon gets loose, the only way that animal is going to bite you is if you can get your hands on it. Because it is going to run from you every time. So what we are down to is facts vs. opinion. I searched this on how to approach this on behalf of Mikayla. Fact 4.5-4.6 million people are bitten every year by dogs. That means they have to go to the hospital for attention. Then I researched hospital visits by fur-bearing animals and you can't find a single one, you can't find a single fox. You can find a tiger, 9 times out of 10 it is the handler. The animals we are talking about here, are not mean or vicious animals. With the pens in place and all the paperwork in place, I don't think there is a problem adding animals to this.

Kelly Kuze: I volunteer with Mikayla at her rescue. I saw her online about having foxes having a pet and have been volunteering for over a year now. It helps me a lot. She has a huge following on social media. People all over the world follow her and pay to stay at her place. Animals are sponsored as well. She has funds coming in all the time. Adding in all the animals and being able to take care of them won't be an issue as she has people coming in all the time to volunteer.

Keven Gerber: I volunteer down there as well. I do the grounds. Those fox are not vicious at all. My daughter and I are there all the time. She is doing a good thing. ‘

Mary Cristoforo: I several things. First Mikayla and I did have conversation and if she recorded that without me knowing, it is against the law. I am here because I am concerned about what this list is of domestic animals and concerned about her transparency. I am concerned about the fact that her mom has to come up here and say that she's been in compliance and made sure she is in compliance because if you go back into the records in Lakeville, she wasn't compliant. I believe I saw a Bobcat on her land while I was biking by. I'm really concerned about the county coming in and not letting her know when they are coming and her not having that animal there. I'm concerned about her saying the DNR is going to come in and check up with them. When I have tons of people that I know at the DNR that are not checking up on wild animal sanctuary or fox sanctuaries. I don't have a problem with chickens and goats and horses and agriculture animals if it is really specifically written that's what it is. Then they aren't going by this DNR list of any furry creature that is Bobcats. I think the list of domestic animals, a fisher can get pretty vicious, a fox can get vicious as well. Before she had her fences up when she told the county they were all up and ready to go, fox got out, got on to my land and killed 6 chickens. Trent has the picture. I'm really concerned by the fact that people are standing up here saying that foxes are domesticated when to me a fox is a wild animal. One of the biggest concerns heard is that it's messing up with our native fox habitat and their territories. There was a fox I saw get hit coming from Mikayla's house. The probably was a wild fox, but that was fox that got hit based on the fact that all this territory habitat is really being messed up. I have a lot of concerns being the adjacent property neighbor just west of her. So please consider the list of what you create.

Sam Sunderlin: I am even more confused now than when I was trying to review this stuff. It is still a little unclear to me. I sent a letter today so I am going to read a couple of things that I included in it. Her requests if for an amendment to her existing Conditional Use Permit to allow other domestic and agricultural animals. I think one of my primary concerns is that should you consider this that you are really specific on what she can have. Because one of the definitions I found, it said any fur-bearing animals. To me that sounds like what you've already turned down her request to allow absolutely everything from foreign countries. If somewhere it says she's allowed domestic animals and there's a definition out there that says wolves and cougars, I just want it to be really clear on what she is to have. Before she did the application to change the zoning in Ag for exotic animals or wildlife sanctuary, I looked up incidents reported in newspapers all over the country. The Animal Humane Society publishes a lists that is hundreds and hundreds long of attacks by animals from sanctuaries that is

similar to what Mikayla has. A lot of them were the keepers, but a lot of them included children and pets and farm animals. I'm very concerned about the definitions and what she's asking for. If this were to happen, If she had an animal that was vicious, that got into Holden Farms Hog Farm or the Malecha's dairy barn or my bee's, is Rice County going to be forced to assume responsibility for allowing animals like that and I'm hoping that you won't. I did list violations of her permits on my letter to you.

Vice Chair Bauer closed the public testimony portion of the item to the public.

Called applicant forward again.

MR: On my request for amendment I did list specifically what animals I was asking for and cougar or wolf is not on that list. You have list, it is the request for amendment Conditional Use Permit.

PB: Is this the list we are talking about?

MR: No

JR: That's not what was in the application.

PB: We have the permit is what we have.

JR: This is the application that was submitted in this information in this packet. If it was attached to the application, we would have it.

MR: We tried to attach it, I wasn't aware that it didn't get attached.

PB: Staff, you don't have that.

TM: That isn't anything that is in the packet.

MR: I assumed you had that the entire time.

PB: We will take a 2 minute recess for discovery.

PB: We will resume where we left off. We closed it to public comment and brought it back up to the board for discussion. We received additional documentation from the applicant.

CP: The state statute, the domestic fur-bearing animals you read off?

TM: State statute 17.351 fur-bearing animal, fox, mink, finch, chinchilla, karakul, marten, nutria or fisher that is the second or later generation raised in captivity.

PB: That is the state statute? DNR?

TM: That is the state statute. Specific to the previous one which is 17.352 which says fur-bearing animals are domestic animals and products of fur-bearing animals or Ag products.

JD: That being said what she has in request is not that. Once again, it is a moving target. Here is where I see a problem or where due process is not being done to any of the public that has the opportunity to get a request of the letter when not all of the information is there. As specifically what she is asking to have on that place. My question goes back to Julie, when she has the CUP is 3.5 acres for fox. So the Ag part does not apply?

JR: Not saying that. The Ag standards for feedlot is based on if you want to use that whole 3.5 acres for a feedlot, then that is what you are allowed to have. It has been commented that she is already taking up space to house these other animals and to keep them separated from your Ag animals. So you can't continually mix different types of animals, especially agriculture. Just keep in mind we are talking a very small parcel of land here that also has a house on it. We have a lot of uses going on already with this land.

MR: I just wanted to mention that when I came here the first time I had to write this up and be very specific on what I am asking for. And the reason why I listed so many different animals is because I want to be able to take in these different animals brought to me. I can still negotiate what I can and can't have, I'm not saying for sure, 100%, I want everything on this list. I was just told I had to list as much as possible. Otherwise I would have to come back here again.

PB: I'd like to advise for the Planning Commission that the county will be specific to what is allowed and what isn't.

MR: I don't feel like I am asking for a large number. I am asking for up to 10 poultry and up to 10 other domestic agriculture animals.

JD: Once again, if you are asking for 10 agriculture animals, you would be over your 3.5 animal units. You have 3.5 animal units, that's 3500 pounds. We have a list of how many animals it takes to make a unit.

MR: If you wanted to drop it down to up to 10 poultry then up to 5 of these domestic or agricultural, then that is ok with me.

CP: What he is saying, is that if you had 3 horses, or somebody had 10 horses and you took them in, you are way over the animal feedlot.

JD: 3 horses and 1 pony gets you there.

CP: You could have 100 sheep or 200 chickens, but if we list 10 horses on this list then we are putting you over the feedlot.

MS: You need to narrow this down. I don't think we need to negotiate this. I motion to table this and you work with staff on what you want there and what is allowed there. There are so many pieces, that it is hard to know what exactly you want.

PB: I would like to add to that, that there is a bit of a difference of opinion, based off domestic and agricultural animals here to that needs to be reviewed and defined and clarified on both sides.

JR: I would also suggest to amend the site plan showing exactly what her site is Ag versus the domestic captive fur-bearing. The site plan needs to be very detailed on where each of those things are supposed to be.

PB: I concur, I think Ms. Raines if you work with staff on that.

MR: Would I have to pay another fee?

PB: No, it is a continuing process.

SR: You could just say that she can't have more than 3500 pounds available at any one time.

JD: If I could say, Mr. Chair, we have list of exactly how many animal units everything is. So how many chickens it takes to make an animal unit. An adult cow is one unit. Then we cross the line, that if you max out on that, now how does that affect your CUP on the rescue foxes? They take up space on your 3.5 acres to. You get rather confused on what you are trying to do here. What is your lofty goal in the whole thing? What are you targeting to rescue? We have the fox on the list.

MR: What we rescue the most, in combination between Sandstone and Faribault, but not what we currently have on there, is foxes, mink. We have a pet rescue Coyote at the Sandstone location, and pet surrender Bobcat.

JD: Not sure if anybody made a motion, but I think we need to come back with some clarification. That would be my suggestion.

PB: We have a motion from Michael. Do you stand with it?

MS: Yes. With the amendment of what Julie requested with the site plan as well as clarification of what Jeff noted.

TM: What we are dealing with under the ordinance is a commercial kennel. So it isn't the wildlife sanctuary, it is under the commercial kennel.

SR: Can she have her cat and dog for now? Until you get the other list? She has had them away from her for so long. She moved from Lakeville to Faribault and had to board them out because she can't have a cat and a dog on her 3.5 acres.

CP: I second your motion. I don't see your issue with a domestic request for a cat or a dog.

JD: Add that to your Conditional Use Permit like the other one was.

MR: I did list it.

JR: You've typed up the application, so you can't add anything to it now.

JD: I understand that. What I am saying is come back with a Conditional Use Permit that is going to read like it is approved. If there is some fill in the blanks, that is fine, but be specific.

JR: The question was if she could have her animals now.

JD: This board can't grant you that.

PB: I would work really close with staff so you can get all of that defined on what you want. We need something really specific. It's really hard to have something that is really wide open.

SR: I did find it on one of the documents which was image 2, she highlighted the animals that she wanted.

PB: I believe the county needs to clarify some things under counsel as well. So we have a motion and a second.

CP: Can I make one comment? I will be a lot more willing to work with the numbers if you go off that state statute 17.351 instead of this broad DNR list.

SR: We will look it up, 17.351.

Motion to table item until November 29 Planning Commission meeting made by Streiff, seconded by Peters, and approved.

III. Adjournment

Hearing no other items before the PC, a motion was made by Wells, second by Streiff, to adjourn the meeting at 9:16 pm. Motion carried 4-0.

Respectfully Submitted

Planning Commission

Brandy Leon
Administrative Coordinator

Preston Bauer, Vice Chair