

Public Consultation Notes
Rezoning of S ½ of SE 6-57-6-W4M from Agriculture to Industrial Commercial
September 22, 2014 - Elk Point Library

8 Members of the public were in attendance as well as a representative of Luthind Enterprises Inc and Krystle Fedoretz from the County of St. Paul

Discussion:

1. Much discussion occurred regarding the location of this proposed industrial/commercial use. Attendants felt that this type of development is better suited for the Elk Point industrial park.
 - a. Concerns were also raised over this development competing with the existing Elk Point industrial park.
 - b. It was also discussed how the proposed building does not meet the standards within the Elk Point industrial park (gateway provisions).
 - c. As there are no gateway provisions on this property, there is concern over breaking continuity in the area.
 - d. The loss of agricultural land was also of concern. There is a designated area in the Town of Elk Point for this type of development.
 - e. The size of the proposed rezoning was also discussed. Area landowners were concerned over the ability for this development to utilize the entire 77.27 acres.
2. Much discussion regarding the temporary nature of the building.
 - a. The developer is proposing a fabric building and 2 portable office trailers.
 - b. The community would much rather see an investment in the community with a permanent structure.
 - c. The details of the project were vague and the residents desired more commitment to their community.
3. Water diversion concerns were raised regarding run-off from the property. Adjacent landowners have experienced increase amounts of surface water on their properties this year and do not wish to have more surface water.
4. Highway 646 is a busy highway and concerns were raised over the amount of existing traffic. An increase in traffic as well as the turning of large vehicles into the property is a safety concern.
5. Concerns over the taxes for this development being paid to the County of St. Paul instead of the Town of Elk Point, but Elk Point services still being utilized.
6. Environmental concerns were discussed regarding the operations and location. With the proposed temporary building, how would oil and grease migration be addressed? The Lake on the property is also home the migratory birds and wildlife. How would they be impacted and what mitigation measures would be in place?
7. Attendants believe that this rezoning would be precedent setting. What would stop anyone from rezoning highway fronting agricultural land to industrial commercial?
8. It would lower adjacent property values.
9. Attendees see the value of increasing business in Elk Point, however they believe that this is not the appropriate location to do that.