

FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA

MARCH 5, 2024 AT 3:00 P.M.

FREMONT COUNTY ADMINISTRATION BUILDING

COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL 3

*The Planning Commission requests that everyone in attendance please turn off all cell phones for the duration of the meeting.*

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

March 5, 2024, Planning Commission Meeting

4. **APPROVAL OF MINUTES**

February 6, 2024, Planning Commission Meeting

5. **UNFINISHED BUSINESS**

None

6. **NEW BUSINESS:**

**A. MS 24-001 Hilgren**

Request: Requesting approval for minor subdivision that will create a total of 2 lots.

Lot 1: 23 Acres 1,002,095 square feet

Lot 2: 6.00 Acres 261,114 square feet

The subject property is located in the Agricultural Rural Zone District, on County Road 95, in Florence

Consultant: Matt Koch- Cornerstone Land Surveying

**B. ZC 23-003T-K Processing**

The applicant consultant, George Hall with Crown Point Land Services, on behalf of T-K Processing, is requesting to rezone 2.27 acres from Agricultural Estates to industrial. The application also includes a Final Development Plan and Special Review Use Permit to allow for a slaughterhouse (meat process-slaughtering operation) located at 1906 and 1910 North Street. The proposed development would include a slaughterhouse operation to be contained within an existing 2,619.7 square foot building on the eastern portion of the property. A holding pen is proposed in the southeast corner of the property outside of a proposed drainage easement but within the 10-foot utility easement along the eastern boundary. Animals are to be held for a maximum of four (4) hours in the holding pen. The plans

identify a 900 square foot future cooler that may or may not ever be constructed. The applicant has indicated that it is included as to the future possibilities as business may or may not require it. Additionally, a 1,159.2 square foot manufactured trailer is proposed to be used as office space and the 831.6 square foot manufactured trailer would be dedicated for watchmen's quarters. Two (2) storage sheds are proposed to be located south of the watchmen's quarters and behind the processing facility. There are two (2) septic tanks, a leach field, and a 1500-gallon holding tank. A total of eleven (11) parking spaces are proposed with delivery, pick up, unloading, and trailer backing areas to be surfaced with 6-inch gravel.

Consultant: George Hall

## 7. ADJOURNMENT