



Le Sueur County, MN

Tuesday, May 24, 2016

Board Meeting

Item 2

9:05 a.m. Kathy Brockway (5 minutes)

Request for Action

Staff Contact: Kathy Brockway - Environmental and P & Z Director

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
May 19, 2016

MEMBERS PRESENT: Don, Reak, Jeanne Doheny, Don Rynda, Chuck Retka, Shirley Katzenmeyer, Steve Olson, Doug Krenik

MEMBERS ABSENT: Betty Bruzek, Pam Tietz, Al Gehrke

OTHERS PRESENT: Kathy Brockway, Commissioner Connolly.

The meeting was called to order at 7:00 PM by Chairperson, Jeanne Doheny.

ITEM #1: JEFF BELZER NEW PRAGUE AUTO INC, NEW PRAGUE MN (APPLICANT), JJM PROPERTIES II, LLC, LAKEVILLE MN (OWNER) Request that the County grant a Conditional Use Permit to allow the applicant to expand an existing automobile dealership in a Business "B" District. Property is located in the NE1/4 NE1/4, Section 2, Lanesburgh Township.

Kathy Brockway presented power point presentation. Mike Belzer, Jeff Belzer New Prague Auto, INC, was present for application.

TOWNSHIP: Notified through the application process. CITY OF NEW PRAGUE: Notified through the application process. DNR: N/A LETTERS: none

PUBLIC COMMENT: Tom Topka, adjoining landowner, has no objections to the proposal, in favor of the plan. No additional correspondence.

Discussion was held regarding: room to park vehicles, leave property as is, grassed area, impervious surface, address impervious surface is the future expansion of the area, this application is for additional parking only, screening, fencing, lighting, security, future expansion will be more comprehensive.

Findings by majority roll call vote:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. **Agreed***
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. **Agreed***
3. *Adequate utilities, access roads, drainage and other facilities have been provided. **Agreed***
4. *Adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use. **Agreed***
5. *Adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. **Agreed***
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance? **Agreed***
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan? **Agreed***

Motion was made by Chuck Retka to approve the application as presented. Seconded by Doug Krenik. Motion approved. Motion carried.

Motion to adjourn the special meeting by Don Reak. Seconded by Steve Olson. Motion approved. Motion carried.

Meeting Adjourned.

Respectfully submitted,
Shirley Katzenmeyer by
Kathy Brockway

*Tape of meeting is on file in the
Le Sueur County Environmental Services Office*

DRAFT

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
May 24, 2016

TO: LE SUEUR COUNTY BOARD OF COMMISSIONERS
FROM: LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
SUBJECT: "REQUEST FOR ACTION"

The Planning Commission recommends your action on the following item:

ITEM #1: JEFF BELZER NEW PRAGUE AUTO INC, NEW PRAGUE MN (APPLICANT), JJM PROPERTIES II, LLC, LAKEVILLE MN (OWNER) Request that the County grant a Conditional Use Permit to allow the applicant to expand an existing automobile dealership in a Business "B" District. Property is located in the NE1/4 NE1/4, Section 2, Lanesburgh Township.

Based on the information submitted by the applicant, as required by the Le Sueur County Zoning Ordinance, the Planning Commission developed the following findings for this request:

Therefore, the Planning Commission recommends approval of the application as written.

ACTION: ITEM #1: _____

DATE: _____

COUNTY ADMINISTRATOR'S SIGNATURE: _____

FINDINGS OF FACT

WHEREAS, JEFF BELZER NEW PRAGUE AUTO INC, NEW PRAGUE MN (APPLICANT), JJM PROPERTIES II, LLC, LAKEVILLE MN (OWNER) has applied for a Conditional Use Permit Use Permit to allow the applicant to expand an existing automobile dealership in a Business “B” District. Property is located in the NE1/4 NE1/4, Section 2, Lanesburgh Township.

WHEREAS, the Le Sueur County Planning and Zoning Commission held on public hearing on May 19, 2016, in order to hear public testimony from the applicants as well as interested parties pertaining to and as provided by the Zoning Ordinance of Le Sueur County.

WHEREAS, the Le Sueur County Planning and Zoning Commission, acting as an advisory board to the Le Sueur County Board of Commissioners recommends approval of the application due to the following findings:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. Agreed*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. Agreed*
3. *Adequate utilities, access roads, drainage and other facilities have been provided. Agreed*
4. *Adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use. Agreed*
5. *Adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. Agreed*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance? Agreed*
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan? Agreed*

WHEREAS, On May 24, 2016, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners APPROVED/DENIED the Conditional Use Permit application as requested by **JEFF BELZER NEW PRAGUE AUTO INC, NEW PRAGUE MN (APPLICANT), JJM PROPERTIES II, LLC, LAKEVILLE MN (OWNER)**

NOW, THEREFORE, IT IS HEREBY RESOLVED, the following Findings of Fact were adopted at the May 24, 2016, Le Sueur County Board meeting in order to protect the public health, safety and general welfare of the citizens of Le Sueur County.

- a. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
- b. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
- c. *Adequate utilities, access roads, drainage and other facilities have been provided.*

- d. *Adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
- e. *Adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
- f. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
- g. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

1.
BE IT FURTHER RESOLVED, by the Le Sueur County Board of Commissioners that based on the above Findings of Fact, a Conditional Use Permit to allow the applicant to expand an existing automobile dealership in a Business "B" District. Property is located in the NE1/4 NE1/4, Section 2, Lanesburgh Township is APPROVED/DENIED.

ATTEST:

John King, Chairman, Le Sueur County Board of Commissioners.

Darrell Pettis, Le Sueur County Administrator

DATE: _____