



Le Sueur County, MN

Thursday, December 8, 2016

Regular session

Item 1

Approved December 8, 2016 Minutes

Staff Contact: Minutes

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
December 8, 2016

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

MEMBERS ABSENT: Betty Bruzek, Pam Tietz

OTHERS PRESENT: Kathy Brockway, Commissioner Connolly.

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

ITEM #1: ROSS & RUTH HEILMAN, CLEVELAND, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of approximately 43 cubic yards of material within the shore impact zone for a rip rap project in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Jefferson. Property is located in Government Lot 5, Section 2, Washington Township.

Kathy Brockway presented power point presentation. Ross and Ruth Heilman were present for application.

TOWNSHIP: Notified through the application process, no comments. DNR: Granted a DNR permit received in order to do work below the ordinary high water level. LETTERS: Joshua Mankowski, LSC Resource Specialist, see file.

PUBLIC COMMENT: none.

Discussion was held regarding: applicants tried to correct the erosion problem with other alternatives but they failed, only option left is to place rip rap along the shoreline, loss of trees on the property due to the erosion problem, would like to complete the project during the winter, will match up with the current rip rap along the property, variance for more than 200' of rip rap was granted in October, buffer along shoreline.

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 are being provided. Agreed*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. Not applicable.*
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*

Motion was made by Don Reak to approve the application as presented with the condition that they abide the condition that they maintain the 7' no-mow buffer to help reduce the possibility of future erosion issues. Seconded by Doug Krenik. Motion approved. Motion carried.

ITEM #2: R & C LOGISTICS LLC, NEW PRAGUE, MN, (APPLICANT); DAVID & JEREMY HUBER, NEW PRAGUE, MN, (OWNER): Request for Conditional Use Permit for a new building and parking lot on the east side of the property.

Permit to allow the applicant to establish and operate a Contractor Company along with shop and yard in an Agriculture "A" District. Property is located in the NE 1/4, Section 22, Lanesburgh Township.

Kathy Brockway presented power point presentation. David Culver was present for application.

TOWNSHIP: Notified through the application process, no comments. DNR: N/A

LETTERS: None

PUBLIC COMMENT: Tim Tupy, landowner, questioned road tonnage. Trailers will be empty when coming onto the site.

Discussion was held regarding: Applicants propose to operate the business as R & C Logistics LLC. Main hub, dispatch, and offices located out of Boise, Idaho. The site consists of 8 acres and will serve as the drop off/storage and maintenance hub of the empty tractor/trailers. The business is a refrigerated transportation company that owns 4 semi-tractors. They haul refrigerated goods in the Midwest states area. When the occasional vehicle is not over the road, the vehicle will be parked at this location. Routine maintenance of the vehicles is done every 5-6 weeks. Routine maintenance will be performed at the site consisting of changing oil/tires. The oil will be collected in a waste oil container and taken to Lakes Sanitation in New Prague for the proper disposal. Any major repairs will be completed by an ASE Certified Repair Shop. Minimal day to day traffic at the site. 4 drivers of the tractor/trailers will park their personal vehicles on site. If future expansion were necessary applicant would need to locate elsewhere. Access approved by County Highway Department off County Road 3, 9 ton road, 7 ton road.

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 are being 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 have been or 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*

Motion was made by Doug Krenik to approve the application as requested. Seconded by Don Rynda. Motion approved. Motion carried.

Motion was made by Chuck Retka to approve the minutes with changes from the November 10, 2016 meeting. Seconded by Al Gehrke. Motion approved. Motion carried.

Motion to adjourn meeting by Don Reak. Seconded by Shirley Katzenmeyer. Motion approved. Motion carried.

Meeting Adjourned.

Respectfully submitted,
Kathy Brockway
for Shirley Katzenmeyer.
Approved February 9, 2017

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