



LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
507-357-8538

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD.

DATE: JUNE 8, 2017

TIME: 7:00 PM

PLACE: ENVIRONMENTAL SERVICES BUILDING, 515 SOUTH MAPLE AVE, LE CENTER, MN

PURPOSE: To hear testimony from interested parties and consider Rezoning and Conditional Use Permit Applications and other questions pertaining to and as provided by the Zoning Ordinance of Le Sueur County as described below. ***Information regarding the applications is available for review at the Environmental Services Building during normal business hours.***

- ITEM #1** Planning & Zoning Commission Notice of Public Hearing
- ITEM #2** Planning Commission Agenda Agenda
- ITEM #3** Waterville Solar Holdings LLC/Jay & Betsy Chambers Packet
- ITEM #4** Mike Finley Packet
- ITEM #5** Ti Zack Concrete/Steve Rutt Packet
- ITEM #6** Warrior Dash Packet
- ITEM #7** Approved June 8, 2017 Meeting Minutes

APPLICANT OR REPRESENTATIVE MUST BE PRESENT IN ORDER FOR THE APPLICATION TO BE HEARD.

KATHY BROCKWAY, LE SUEUR COUNTY PLANNING & ZONING ADMINISTRATOR
MICHELLE R. METTLER, ASSISTANT PLANNING & ZONING ADMINISTRATOR



Le Sueur County, MN

Thursday, June 8, 2017

Regular session

Item 1

Planning & Zoning Commission Notice of Public Hearing

Staff Contact: Kathy Brockway or Michelle Mettler

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
507-357-8538
www.co.le-sueur.mn.us

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD.

DATE: JUNE 8, 2017

TIME: 7:00 P.M.

PLACE: Le Sueur County Environmental Services, 515 South Maple Ave, Le Center, MN.

PURPOSE: To hear testimony from interested parties and consider Rezoning, Amendments and Conditional Use Permit Applications, as provided by the Zoning Ordinance of Le Sueur County, as described below.

Applications are available for review at the Environmental Services Building during normal business hours and on the website on or after **MAY 26, 2017**.

ITEM #1: WATERVILLE SOLAR HOLDINGS LLC, MINNEAPOLIS, MN (APPLICANT); JAY & BETSY CHAMBERS, MEDFORD, MN (OWNER): Request that the County grant an extension of an existing Conditional Use Permit #16089 for the establishment of a 5 megawatt solar garden in an Agriculture "A" District. Property is located in the SE 1/4 of the SE 1/4, Section 34, Waterville Township.

ITEM #2: MIKE FINLEY, JANESVILLE, MN (APPLICANT/OWNER): Requests that the County grant a Conditional Use Permit to allow the applicant to replace three retaining walls within the bluff, bluff impact zone, and shore impact zone; grading, excavating and filling of approximately 103 cubic yards of material within the shore impact zone to replace stairs and construct a pervious patio in a Recreational Residential "RR" District and a Flood Plain Flood Fringe "FF" Overlay District on a Recreational Development Lake, Lake Frances. Property is located in the SW 1/4, Section 34, Elysian Township.

ITEM #3: TI ZACK CONCRETE INC, LE CENTER, MN (APPLICANT); STEVE RUTT, LE CENTER, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to operate a construction company in an Agriculture "A" District. Property is located in the NE 1/4, Section 33, Lexington Township.

ITEM #4: WARRIOR DASH (RED FROGEVENTS LLC), CHICAGO, IL (APPLICANT); RANDY VOSS, LE SUEUR, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to host a special event in an Agriculture "A" District, and a Mineral Resources "MR" Overlay District. Property is located in the NE 1/4, Section 30, Sharon Township.

APPLICANT OR REPRESENTATIVE MUST BE PRESENT IN ORDER FOR THE APPLICATION TO BE HEARD.

KATHY BROCKWAY, LE SUEUR COUNTY PLANNING & ZONING ADMINISTRATOR
MICHELLE R. METTLER, ASSISTANT PLANNING & ZONING ADMINISTRATOR



Le Sueur County, MN

Thursday, June 8, 2017

Regular session

Item 1

Planning Commission Agenda

Agenda

Staff Contact: Kathy Brockway or Michelle Mettler

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION MEETING AGENDA

ORGANIZATION: LE SUEUR COUNTY PLANNING/ZONING COMMISSION

MEETING DATE: June 8, 2017

MEETING PLACE: Le Sueur County Environmental Service

Beginning Time: 7:00 P.M. **Ending Time:** Approx. 8:30 P.M.

If you CANNOT be at the meeting, contact MINDY at 357-8538

AGENDA:

Meeting Called
to Order.

ITEM #1: WATERVILLE SOLAR HOLDINGS LLC, MINNEAPOLIS, MN (APPLICANT); JAY & BETSY CHAMBERS, MEDFORD, MN (OWNER): Request that the County grant an extension of an existing Conditional Use Permit #16089 for the establishment of a 5 megawatt solar garden in an Agriculture "A" District. Property is located in the SE 1/4 of the SE 1/4, Section 34, Waterville Township.

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DISCUSSION;

- Election of Vice-Chairman

MINUTES-WARRANTS

ADJOURN 8:30 P.M.

Planning & Zoning Commission Public Hearing Procedure: The Chairman calls the meeting to order, then calls the item to be heard and asks the Applicant or representative present to come to the podium to answer any questions or present any comments. The Chairman opens the meeting to the public. Each speaker comes to the podium and states their name for the record prior to making a statement or posing a question. **All questions or comments are to be directed to the board, NOT THE APPLICANT.** After the public comments the Planning Commission publicly discusses the information and reviews the findings before making a motion. All meetings are recorded.



Le Sueur County, MN

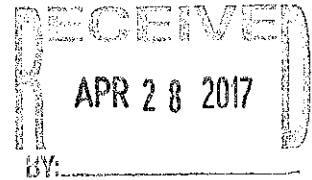
Thursday, June 8, 2017

Regular session

Item 1

Waterville Solar Holdings LLC/Jay & Betsy Chambers Packet

Staff Contact: Kathy Brockway or Michelle Mettler



Section VIII(a). Description of Request

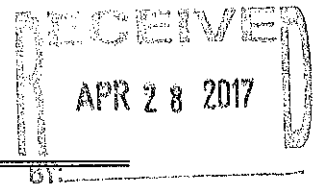
Waterville Solar Holdings, LLC (“Waterville Solar”) and its subsidiaries Waterville Solar 1, LLC, Waterville Solar 2, LLC, Waterville Solar 3, LLC, Waterville Solar 4, LLC and Waterville Solar 5, LLC (“Operating Companies”) plan to construct solar facilities 5 MW (AC) in size in the aggregate on property owned by Jay and Betsy Chambers in Waterville Township. Waterville Solar was granted conditional use permit number 16089 on June 7, 2016 for the proposed solar facilities (“CUP”).

Subdivision 5(A) of Section 21 of the Le Sueur County Zoning Ordinance provides that the CUP becomes void unless the work permitted by the CUP is not completed within one year, unless an extension of time has been granted by the Board of County Commissioners. Waterville Solar is requesting an extension of time of up to an additional year to complete the construction of the solar facilities contemplated by the CUP for the following reasons.

Waterville Solar has been working diligently to complete all preliminary work needed to design and finance the planned facilities. An interconnection agreement is in place with Northern States Power Company (NSP) pursuant to which NSP is expected to complete its construction of interconnection facilities later this year. Until that work is done, Waterville Solar’s facilities would not be able to produce and deliver electricity to NSP and construction would be premature. Waterville Solar is completing equipment selections and procurement as well as construction financing. It has obtained initial subscription agreements which provide a revenue source needed for financing. At this time, Waterville Solar plans to commence construction in July 2017 and complete construction by the end of 2017 in parallel with NSP’s work, rather than building in advance of NSP and letting the solar facility sit idle.

Le Sueur County

Conditional Use Application



I. Applicant:

Name Waterville Solar, LLC
Mailing Address 4445 W. 77th Street, Suite 224
City Edina State MN Zip 55435-5135
Phone # 952-835-0055 Phone # _____

II. Landowner:

Name Jay and Betsy Chambers
Mailing Address 345 6th Street S.E.
City Medford State MN Zip 55049

Property Address New - 440th Street
City Waterville State MN Zip _____
Phone # _____ Phone # _____

III. Parcel Information:

Parcel Number 14.034.5100 Parcel Acreage 40
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township T109N, R23W Section SE1/4 SE1/4 34
Subdivision N/A Lot N/A Block N/A

IV. Township Notification: Township must be notified of proposed use prior to application.

Waterville Township notified on April 27, 2017
(Township Name) (Date)

Board Member Alan Gehrke regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- Applications will not be accepted by mail.**

VI. Fees: Must be paid at the time of application.

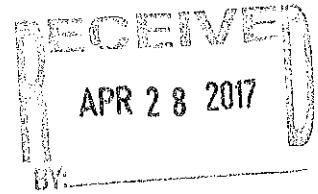
Conditional Use Permit \$ 750 After-The-Fact fee is **doubled**.
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

VII. Type of Request:

- | | |
|--|--|
| <input type="checkbox"/> Self Service Storage | <input type="checkbox"/> Value Added Agriculture |
| <input type="checkbox"/> School/Church/Cemetery | <input type="checkbox"/> Antique Sales/Service/Repair |
| <input type="checkbox"/> Retail Nursery/Greenhouse | <input type="checkbox"/> Substation/Transmission Lines etc. |
| <input type="checkbox"/> School/Church/Cemetery | <input checked="" type="checkbox"/> Other <u>CUP Extension</u> |



VIII. Description of Request:

a. A full description of request with detailed information must be attached.

b. Complete the following in relationship to the proposed Conditional Use Permit.

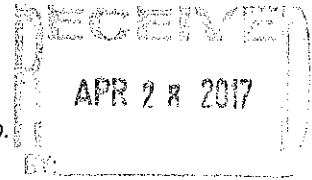
1. PROPOSED DAYS AND HOURS OF OPERATION: Per Initial Application as approved
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: Per Initial Application as approved
3. LIST OF PUBLIC HEALTH PLANS:
 - i. Water Supply: N/A
 - ii. Toilet facilities: N/A
 - iii. Solid Waste Collection: N/A
4. FIRE PREVENTION: Per Initial Application as approved
5. SECURITY PLANS: Per Initial Application as approved
6. RETAIL SALES: N/A
7. FOOD OR ALCOHOL SERVED OR FOR SALE: N/A
8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.)
Per Initial Application as approved
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:
N/A
10. EXTERIOR LIGHTING: Per Initial Application as approved
11. PARKING AND LOADING: Per Initial Application as approved
12. SIGNAGE: Per Initial Application as approved
13. ROAD ACCESS: (Approved by the road authority) Per Initial Application as approved
14. CERTIFICATE OF INSURANCE: Per Initial Application as approved
15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) Per Initial Application as approved

IX. Site Plan: Shall include but not limited to the following:

- | | | | |
|---------------------|-----------|-----------------------|----------------------------|
| • North point | • Lake | • Existing Structures | • Septic system |
| • Setbacks | • River | • Proposed Structures | • Well |
| • Property Lines | • Wetland | • Lot Dimensions | • Access (size & location) |
| • Road Right-Of-Way | • Stream | • Ponds | • Easements |
- Parking (Size & location-if applicable to application)
• Landscape, screening and buffering (if applicable to application)
• Location of significant trees to be removed (if applicable to application)

X. Attachments: shall include but not limited to:

- ☒ a. **Description of Request**-See Part VIII for full details and requirements.
- ☐ b. **Site Plan**-See Part IX for full details and requirements.
- ☐ c. **Full legal description**-Not abbreviated description from tax statement.
- ☐ d. **Access approval**-Attach approval in writing from proper road authority.
- ☐ e. **Township Notification**-See Part IV for details and requirements.
- ☐ f. **Septic System Compliance Inspection**
- ☐ g. **Erosion control plan**-Attach completed and signed plan including map.
- ☐ h. **Floor plans and/or blue prints**



XI. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and the recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Applicant signature

4/26/17
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Property Owner signature

4/27/2017
Date

OFFICE USE ONLY

Request:

Pre-App Date <u>6-8-17</u>	Lake Classification <u> </u>	Feedlot	500'	1000'	N
Meeting Date <u>6-8-17</u>	Lake <u> </u>	Wetland Type	1-2	3-8	N
60 Day <u>6-9-17</u>	FEMA Panel # <u>27079CD 429</u>	Water courses		Y	N
Zoning District <u>A</u>	Flood Zone <u>outside</u>	Bluff		Y	N

<input checked="" type="checkbox"/> Request Description	<input type="checkbox"/> Access Approval	<input type="checkbox"/> Septic	Comp Insp / Design Reg / ATF / Spec
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Erosion Control Plan	<input type="checkbox"/> Meeting	
<input checked="" type="checkbox"/> Full Legal	<input type="checkbox"/> Blue Prints	<input type="checkbox"/> Fee	
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Other <u> </u>	<input type="checkbox"/> Penalty	

☒ Application Complete

Planning & Zoning Department Signature

4/28/17
Date

17102
Permit #



Le Sueur County, MN

Thursday, June 8, 2017

Regular session

Item 2

Mike Finley Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: MIKE FINLEY

911 ADDRESS: 22072 WARNER LANE, ELYSIAN MN 56028

PROJECT DESCRIPTION: Replace three retaining walls within the bluff, bluff impact zone, and shore impact zone; grading, excavating and filling of approximately **103 cubic yards of material** within the shore impact zone to replace stairs and construct a pervious patio in a Recreational Residential "RR" District and a Flood Plain Flood Fringe "FF" Overlay District on a Recreational Development Lake, Lake Frances .

ZONING ORDINANCE SECTIONS: 13.2, 18

DISTRICT PURPOSE:

The intent of the **Recreational Residential (RR) District** is to preserve areas which have natural characteristics suitable for both passive and active recreational usage. Also, it is the intent of this district to manage areas suitable for residential development of varying types, including permanent and seasonal housing. Some non-residential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

GOALS AND POLICIES: The current Land Use Plan as adopted in 2007 references shoreland development.

Goal 2: Le Sueur County should adopt and enforce land use goals and policies that conserve and restore its natural resources, bring protections to the ecological systems of the natural environment, and prevent the premature development of natural resource areas.

Policy: Utilize shorelands on Recreational Development Lakes (RD) for housing, but with a focus on development design that protects the resource.

DEFINITIONS:

Bluff - A topographic feature such as a hill, cliff, or embankment in which the slope rises at least fifteen (15) feet from the toe of the bluff to the top of the bluff and the grade of the slope from the toe of the bluff to the top of the bluff averages 18 percent or greater. The percent of the slope is defined as the change in elevation (rise) over a distance (run).

Bluff, Toe - The toe of the bluff shall be determined to be the lower end of the lowest ten (10) foot segment that exceeds eighteen (18) percent slope.

Bluff, Top - The top of the bluff shall be determined to the upper end of the highest ten (10) foot segment that exceeds eighteen (18) percent.

Bluff Impact Zone (BIZ) - Land located within 30 feet from the top or toe of a bluff.

Shore Impact Zone (SIZ) - Land located between the ordinary high water level of public waters and a line parallel to it at a setback of fifty (50) percent of the structure setback.

Impervious Surface - A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. Examples include but are not limited to, rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils. Surface area of a lot physically separated by a public or private road right-of-way or access shall not be included for the purposes of the impervious surface calculation.

SITE INFORMATION

LOCATION: Property is located in the SW 1/4, Section 34, Elysian Township.

ZONING: Recreational Residential "RR"

GENERAL SITE DESCRIPTION: Shoreland Recreational, Existing building site

ACCESS: Existing

EXISTING LAND USE WITHIN ¼ MILE:

North: Lake Francis South: Residential/Cluster Septic System
East: Residential West: Residential/Ag

TOWNSHIP BOARD NOTIFICATION

The applicant notified Kathy Rients, Elysian Township Board Member on April 19, 2017.

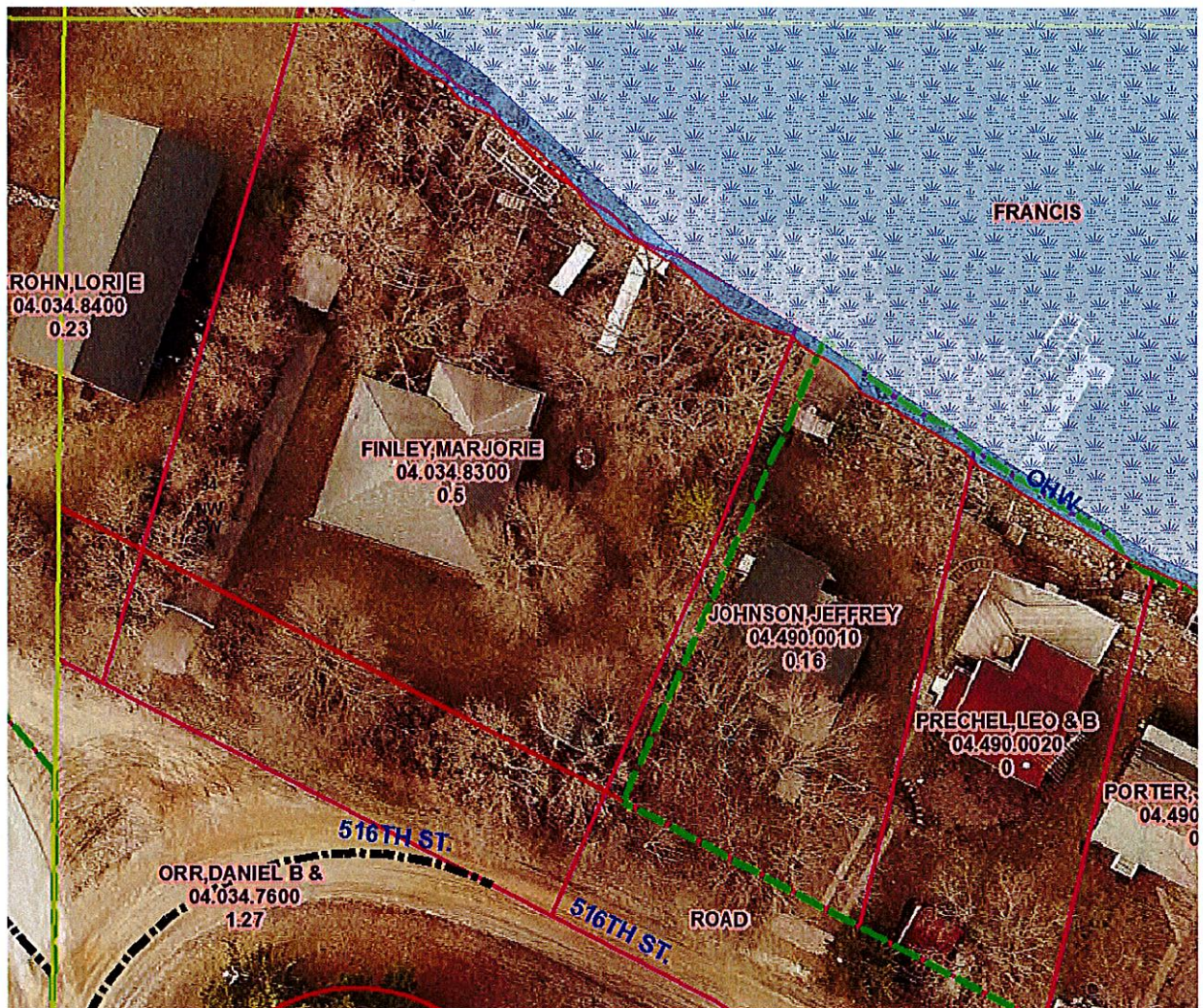
NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.

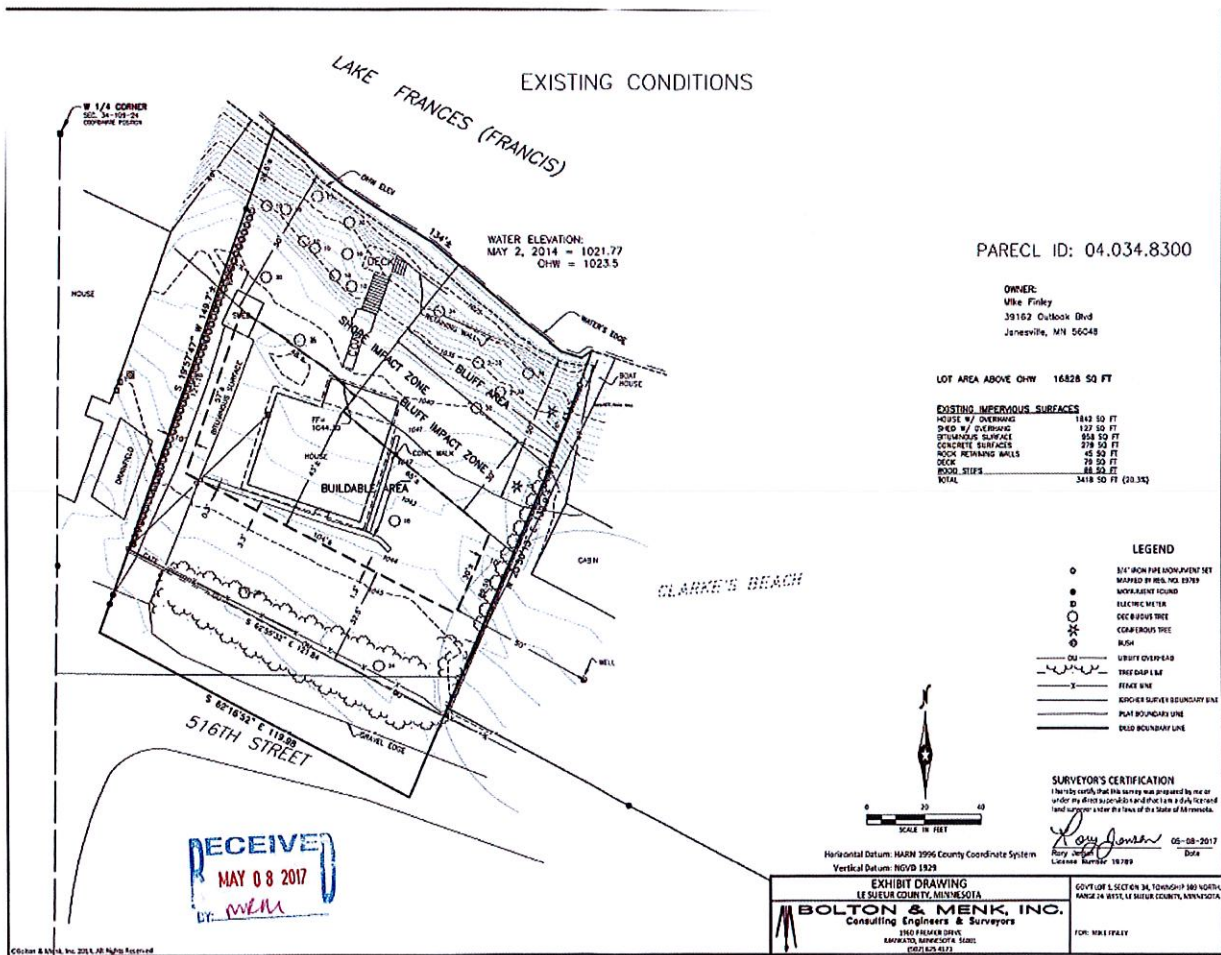
WETLANDS: According to the National Wetlands Inventory, Type 1 wetlands located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

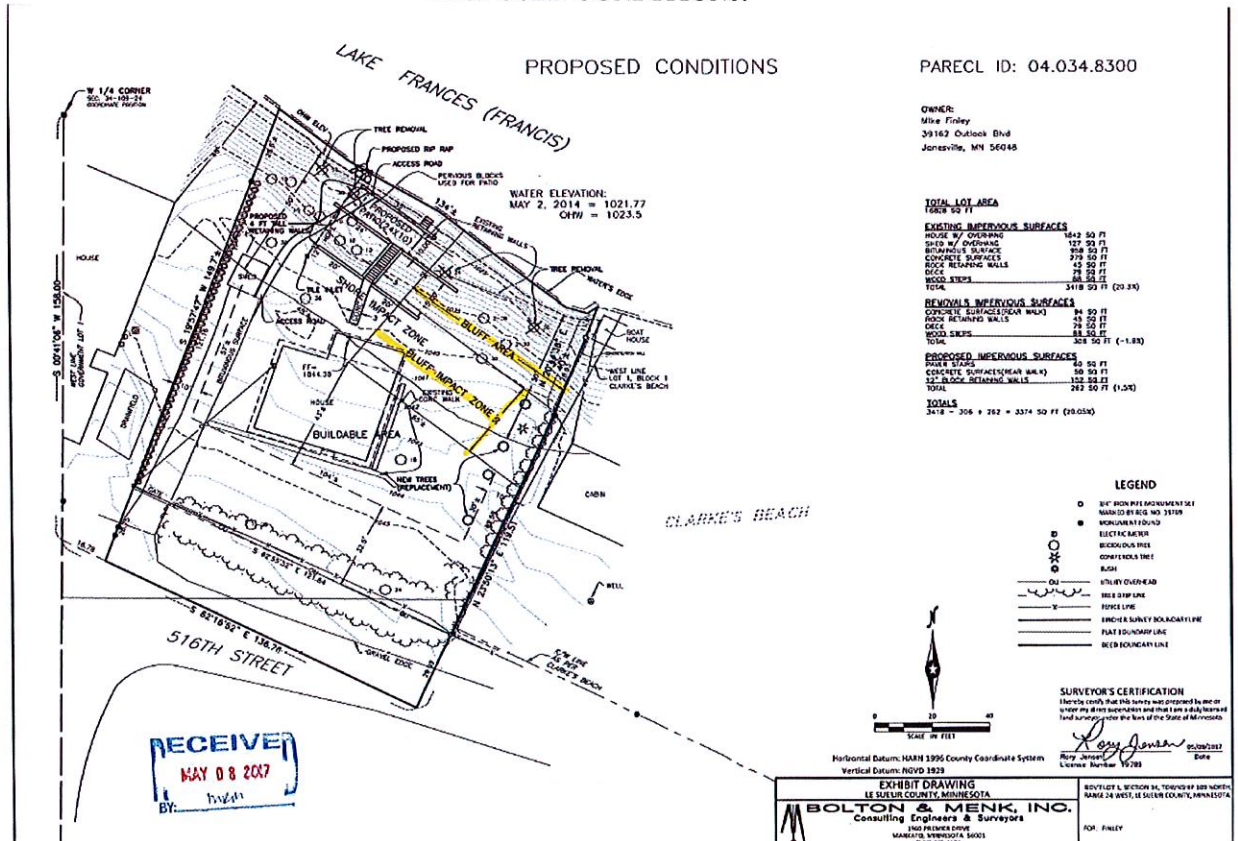
Application, Criteria Form, Narrative, Survey, Erosion Control Plan, Letter Joshua Mankowski, LSC Resource Specialist

AERIAL PHOTO/SITE PLANS-EXT.PROPOSED

EXISTING CONDITIONS:



PROPOSED CONDITIONS:



PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance
10. Other factors impacting the public health, safety and welfare.

PLANNING AND ZONING COMMISSION CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

(Please circle one for each item: *Agree, Disagree, Not Applicable.*)

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.*
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.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
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.*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

**LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1600**

Phone (507) 357-8540 (direct line)

Fax (507) 357-8541

Date: 05/25/2017

To: Le Sueur County Planning and Zoning Commission

From: Joshua Mankowski, Environmental Resources Specialist

Applicant:

Mike Finley

Property owner:

Mike Finley

Property:

04.034.8300

Description:

This is a request for a Condition Use Permit to allow the applicant to replace three retaining walls within the Bluff, Bluff Impact Zone (BIZ) and Shore Impact Zone (SIZ). Excavating and Filling of 103 cubic yards within the SIZ and replace stairs and construction of a pervious patio.

Recommendation:

It would be my recommendation to approve the retaining wall work as depicted in the plans with the Condition(s) listed below. The retaining walls on the site are old and have failed. The walls should help add stability to the site.

I do have an issue with the pervious patio, both with its size and its placement. If constructed properly, the patio will add water directly behind one of the retaining wall, increasing the chances of hydraulic loading during a rain event, thus increasing the chances of failure. If drain tile is added behind the wall to address this issue, the benefits of a pervious patio would be circumvented and it would be a similar impact as if the patio was impervious. The size of the patio is also very large at 24'x10'. Being a pervious paver, there will also need to be a large amount of material movement in order to establish the required base for the pavers.

Condition(s):

1. Work with the Environmental Resources Specialist to plant Minnesota native vegetation to provide screening for the retaining walls. Native vegetation will add stability to the slope and shoreline and provide a more natural look from the lake.

Alternative(s):

1. A detached deck would be preferable over a pervious patio. This option would be allowed with an increased setback from the OHWL.
2. If the pervious patio is to be allowed in the SIZ the size should be reduced by half. A 24 foot long patio right along the shoreline would, even though it is pervious, create a sizable impact. This impact would be reduced by decreasing the size of the patio.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17117

Applicant: MIKE FINLEY

Land Owner: MIKE FINLEY

Conditional Use Permit Request: TO ALLOW THE APPLICANT TO REPLACE 3 RETAINING WALLS WITHIN THE BLUFF, BIZ, AND SIZ; GRADING, EXCAVATING & FILLING OF 103 CUBIC YARDS WITHIN THE SHORE IMPACT ZONE TO REPLACE STAIRS & CONSTRUCTION OF A PERVIOUS PATIO.

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

Le Sueur County

Conditional Use Application-Grading, Excavating & Filling

Activities that involve topographic alterations in all districts shall conform to the standards in Section 18 of the Le Sueur County Zoning Ordinance. Activities within a shoreland district shall conform to the standards in Section 13 of the Le Sueur County Zoning Ordinance.

In addition any activities in any type wetland shall be evaluated in accordance with the Wetland Conservation Act (WCA) regulations, as administered by the Le Sueur County Soil & Water Conservation District (SWCD).

I. Applicant:

Name Mike Finley
Mailing Address 39162 Outlook Blvd.
City Janesville State MN Zip 56048
Phone # 507-234-6659 Phone # _____

II. Landowner:

Name Mike Finley
Mailing Address 39162 Outlook Blvd.
City Janesville State MN Zip 56048

Property Address 22072 Warner Lane
City Elysian State MN Zip 56028
Phone # 507-234-6659 Phone # _____

III. Parcel Information:

Parcel Number 04.034.8300 Parcel Acreage .5
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Elysian (109) Section 34
Subdivision _____ Lot _____ Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Elysian Township notified on 4/19/17
(Township Name) (Date)
Board Member Kathy Riets regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty Three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.**
- Applications will not be accepted by mail.**



VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is doubled.
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

VII. Type of Request: Grading, Excavating or Filling.

<input type="checkbox"/> Non-Shoreland	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff	Cubic yards of material movement: _____
TOTAL cubic yards of material movement: _____	
<input checked="" type="checkbox"/> Shoreland- Outside Shore Impact Zone	Cubic yards of material movement: <u>0 yds</u>
<input checked="" type="checkbox"/> Within Shore Impact Zone	Cubic yards of material movement: <u>103 yds</u>
<input checked="" type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: <u>3 yds</u>
<input checked="" type="checkbox"/> Within Bluff	Cubic yards of material movement: <u>3 yds</u>
TOTAL cubic yards of material movement: <u>103 yds</u>	

☐ Assurance security shall be required for projects that are >1500 cubic yards.

VIII. Description of Request:

a. A full description of request with detailed information including what operations are to occur and what general types of equipment may be used in the operation must be attached.

b. Complete the following in relationship to the proposed Conditional Use Permit.

1. ENVIRONMENTAL IMPACT: It will improve the stabilization of the bank see attached:
2. ADVERSE IMPACT ON SURROUNDING AREAS: see attached
3. STORMWATER RUNOFF: see attached
4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: NO
5. WETLAND IMPACT: NO
6. SLOPE STABILITY: see Attached explanation
7. CERTIFICATE OF INSURANCE: yes
8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) see attached

IX. Site Plan: Shall include but not limited to the following:

- **Parcels < 5 AC** = 2-foot contours depicting existing and proposed topography.
- **Parcels 5-20 AC** = 5-foot contours depicting existing and proposed topography.
- **Parcels >20 AC** = 10-foot contours depicting existing and proposed topography.
- Location of grading, excavating, and/or filling sites.
- Location of areas for obtaining fill or disposing of excavated materials.
- Tree inventory of all trees, indicating trees to be cut or removed.
(Caliper of 6 inches or greater measured 4.5 feet from ground level).
- North point
- Lake
- Existing Structures
- Septic system
- Setbacks
- River
- Proposed Structures
- Well
- Property Lines
- Wetland
- Lot Dimensions
- Access (size & location)
- Road Right-Of-Way
- Stream
- Ponds
- Easements
- Landscape, screening and buffering
- Drainage

• Site plan & As-Built must be completed by a surveyor or professional engineer.



X. Restoration Plan: Shall include but not limited to the following:

- Areas of restoration shall include the application of a minimum of 4 inches of topsoil or similar material that will support plant growth. *(Must be included in cubic yards calculation of material.)*
- Reseeded areas indicated with type of vegetation. *(Shall meet minimum standards by the SWCD)*
- Tree replacement plan. *(Areas located within the Bluff Impact Zone, Bluff, Shoreland & Conservancy Districts)*
 - Root zone of existing trees shall be preserved and protected during development.
 - Replace one tree for every tree that is removed.
 - Replacement trees shall have a minimum caliper of 2 inches at 4.5 feet from ground level.

XI. Attachments: Shall include but not limited to:

- ☐ a. Description of Request-See Part VIII for full details and requirements.
- ☒ b. Site Plan-See Part IX for full details and requirements.
- ☒ c. Full Legal Description-Not abbreviated description from tax statement.
- ☒ d. Access approval-Attach approval in writing from proper road authority.
- ☒ e. Township Notification-See Part IV for details and requirements.
- ☒ f. Septic System Compliance Inspection
- ☒ g. Erosion Control Plan-Attach completed and signed plan including map.
- ☒ h. Restoration Plan-See Part X for full details and requirements.
- ☒ i. Approved Stormwater Pollution Prevention Plan
-Must meet NPDES requirements and prepared by a licensed professional engineer.

XII. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and recommendations of the Planning Commission to the County Board for final decision.

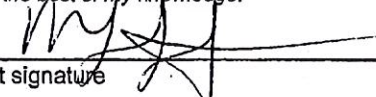
Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XIII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Applicant signature 

5-1-17
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Property Owner signature 

5-1-17
Date



OFFICE USE ONLY

Request: GRADING, EXCAVATING & FILLING

☐ **Non-Shoreland**

- ☐ Within Bluff Impact Zone
☐ Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

☐ **Shoreland - Outside Shore Impact Zone**

- ☐ Within Shore Impact Zone
☐ Within Bluff Impact Zone
☐ Within Bluff

Cubic yards of material movement: 8
 Cubic yards of material movement: 103
 Cubic yards of material movement: 48
 Cubic yards of material movement: 55

TOTAL cubic yards of material movement: 103

Pre-App Date 5-5+5-9-17
 Meeting Date 6-5-17
 60 Day 7-2-17
 Zoning District RR/EE

Lake Classification RD
 Lake Franklin
 FEMA Panel # 27079C0 423
 Flood Zone X-outside + A

Feedlot 500' 1000' N
 Wetland Type 1-2 3-8 N
 Water courses Y N
 Bluff Y N

☒ Request Description

☐ Access Approval

☒ Septic **Comp Insp / Design**

☒ Site Plan

☒ Erosion Control Plan

☒ Meeting **Reg / ATF / Spec**

☒ Full Legal

☐

☒ Fee \$ 790

☒ Ordinance

☐ Other _____

☐ Penalty \$ _____

COC
New
Franklin
cluster

☐ Application Complete

Michael R Mittler
 Planning & Zoning Department Signature

5-9-17
 Date

17107
 Permit #



CUP – continued: Mike Finley

This property has an existing stairway, retaining wall and deck on the hillside. The erosion from the high water on the shoreline is eroding the bank, the trees, the existing retaining wall and the deck. The stairway is very unsafe, therefore the family is concerned about the continued use of it. With this erosion the hillside is sliding off. Therefore what is there is not repairable; it is in danger of all falling into the lake.

James Bros. Construction proposes to install more rip rap on the shoreline below the OHW. We also propose to replace the old retaining wall that is falling, with block retaining walls. The old deck will be replaced with pervious pavers. We will also add 12" tile to catch the runoff water. The new rip rap will catch the water runoff. The pervious paver patio is needed to accommodate the handicapped family member. This will give the family member the ability to sit with her family at the lake.

The repairs to the hillside will be done with track machines to go up and down the hill. The walls will be retaining wall blocks with pea rock and tile behind them. Geo grid will be used to tie the retaining wall blocks into the hillside to support the walls. The 2 walls down below will support the hillside from sluffing off. We will dig the paver block stairway into the hillside down to the pervious paver patio. On the top side of the hill there will be fill dirt hauled in to divert water to the in-take the water through the 12" tile to the rip rap at the bottom of the hill. The retaining wall on the top along with the added dirt fill will divert the water to the 12" tile inlet. The trees to be removed will be left with the root system intact. They will be cut at the base of the tree.

8-1: This will improve the environment by stopping the erosion into the lake with rip rap on the lake shore and a retaining wall that will stabilize the hill side. By having a retaining wall, we will be able to divert water through a 12" pipe to the rip rap at the lake shore. The pipe will be dumping into the rip rap to keep big streams of water washing from washing out into the lake.

8-2: There will be no adverse impact on the surrounding area. We will install the retaining wall for bank stabilization. The rip rap and pipe will be installed to catch the water to prevent the hillside from washing away.

8-3: Water runoff will be controlled with the 12" storm water pipe that will run to the bottom of the hill into the rip rap.

8-6: Slope stability – we will be installing silt fencing and wood chips. The access road down the slope will also have wood chips on it to prevent erosion of the work area.

8-8: Yes – we have DNR Permit for rip rap on the lake shore below the OHW.

Restoration Plan:



LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1620
(507) 357-2251
FAX (507) 357-8541

Erosion and Sediment Control Plan

Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Mike Finley PID: 04,034,8300
Mailing Address: 39162 Outlook Blvd, Janesville MN 56048
Property Address: 22072 Warner Lane, Elysian MN 56028
Phone: (507) 234-6659 Mobile/Cell: ()

Responsible party for Implementation/Inspection: James Bras, Construction, Inc
Address: PO Box 59 Elysian
Phone: (507) 267-4789 Mobile/Cell: (507) 380-6323 (Wayne)

Erosion & Sediment Control Measures

1. Maintain existing vegetation whenever possible and minimize the area of disturbance. Retain and protect trees to enhance future landscaping efforts and to reduce raindrop impact. (Vegetation is the best and most cost-effective erosion control practice).
2. Install all erosion and sediment control practices prior to any soil disturbing activities, when applicable.
3. Phase construction activities to minimize the areas disturbed at one time. This will also allow completed areas to be stabilized and re-vegetated before disturbing adjacent sites.
4. Maintain and protect all natural waterways. Retain at least a 20-foot wide strip of natural vegetation along all waterways to filter out sediment and other pollutants.
5. Minimize the use of impermeable surfaces such as roofs, driveways, parking lots and roads. The Environmental Resources staff must approve all storm water runoff plans.
6. Use rock rip-rap at both the outlet and inlet ends of culverts to prevent scour erosion.
7. Limit construction equipment to designated areas to control soil compaction.
8. Install silt fence on the down-slope perimeter of all disturbed areas according to the attached installation instructions. Sensitive areas such as wetlands, drainage swales and shoreland areas should also be protected with silt fence.
9. Install straw bale checks or rock check dams in areas of concentrated flow .
10. Cover any stockpiled topsoil with plastic or other impervious covering. Use stockpiled topsoil as earthen berms to serve as temporary sediment basins.



11. Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

2:1 slopes or steeper	Straw/Coconut Blanket or High Velocity Wood Blanket
3:1 slopes or steeper	Wood or Straw Blanket with net on both sides
4:1 slopes or steeper	Wood or Straw Mulch blanket with net on one side
Flat areas	Straw Mulch w/disc anchoring

12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.
13. Apply fertilizer according to soil test recommendations.
14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.
15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

Note: To reduce mud transported onto paved roads, a rock construction entrance may be required. This will require a six-inch layer of 1-2 inch diameter washed rock a minimum of 50 feet in length.

Inspection and Maintenance

16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out sediment basins on a regular basis to maintain capacity.

I agree to install, inspect and maintain the above practices to accomplish the goal of preventing erosion.

(Property Owner)

(Person Responsible for Implementation)

5-5-17
(Date)

5-5-17
(Date)

If you have any questions, please contact Environmental Services, at 507-357-8538.



PROPOSED CONDITIONS

PARECL ID: 04.034.8300

OWNER:
Mike Finley
39162 Outlook Blvd
Janesville, MN 56048

TOTAL LOT AREA
16828 SQ FT

EXISTING IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	1842 SQ FT
SHED W/ OVERHANG	127 SQ FT
BITUMINOUS SURFACE	958 SQ FT
CONCRETE SURFACES	279 SQ FT
ROCK RETAINING WALLS	45 SQ FT
DECK	79 SQ FT
WOOD STEPS	88 SQ FT
TOTAL	3418 SQ FT (20.3%)

REMOVALS IMPERVIOUS SURFACES

CONCRETE SURFACES(REAL WALK)	94 SQ FT
ROCK RETAINING WALLS	45 SQ FT
DECK	79 SQ FT
WOOD STEPS	88 SQ FT
TOTAL	306 SQ FT (-1.8%)

PROPOSED IMPERVIOUS SURFACES

PAVER STAIRS	60 SQ FT
CONCRETE SURFACES(REAL WALK)	50 SQ FT
12" BLOCK RETAINING WALLS	152 SQ FT
TOTAL	262 SQ FT (1.5%)

TOTALS

3418 - 306 + 262 = 3374 SQ FT (20.05%)

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 19789
- MONUMENT FOUND
- ELECTRIC METER
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- UTILITY OVERHEAD
- TREE DRIP LINE
- FENCE LINE
- KIRCHER SURVEY BOUNDARY LINE
- PLAT BOUNDARY LINE
- DEED BOUNDARY LINE

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Rory Jensen 05/08/2017
Rory Jensen Date
License Number 19789

Horizontal Datum: HARN 1996 County Coordinate System
Vertical Datum: NGVD 1929

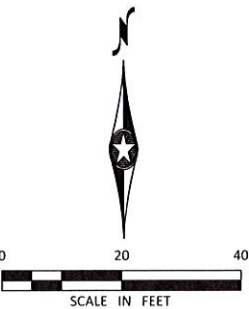


EXHIBIT DRAWING
LE SUEUR COUNTY, MINNESOTA

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

GOV'T LOT 1, SECTION 34, TOWNSHIP 109 NORTH,
RANGE 24 WEST, LE SUEUR COUNTY, MINNESOTA

FOR: FINLEY



Le Sueur County, MN

Thursday, June 8, 2017

Regular session

Item 3

Ti Zack Concrete/Steve Rutt Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: TI ZACK CONSTRUCTION **OWNER:** STEVE RUTT

911 ADDRESS: 39352 221ST AVE, Le Center MN 56057

PROJECT DESCRIPTION: Operate a construction company in an Agriculture "A" District.

ZONING ORDINANCE SECTIONS: 8, 19

DISTRICT PURPOSE:

The Agriculture (A) District is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones and subdivisions. They should be large contiguous land areas with mostly prime soils. Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity of the District. Dwellings that are allowed should be on the edges of the open farmland where possible or utilize existing abandoned farm sites. The total number of Dwellings shall not exceed sixteen (16) per section of land with the exception of Transfer of Development Right and lots of record. Transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record, shall be exempt from density standards.

GOALS AND POLICIES:

The current Land Use Plan as adopted in 2007 does not make reference to the establishment and operation of Contractors and Construction Companies along with Shops and Yards.

SITE INFORMATION

LOCATION: Property is located in the NE 1/4, Section 33, Lexington Township.

ZONING: "A"

GENERAL SITE DESCRIPTION: Existing site

ACCESS: Utilize the existing access--Approval from the County Hwy Department

EXISTING LAND USE WITHIN ¼ MILE:

North: Type 1 Wetlands

South: AG

East: Wetlands, Residence

West: Wetlands, Residence, Ag Land

TOWNSHIP BOARD NOTIFICATION

The applicant notified Darryl Wondra, Lexington Township Board member on May 3, 2017.

NATURAL RESOURCES INFORMATION

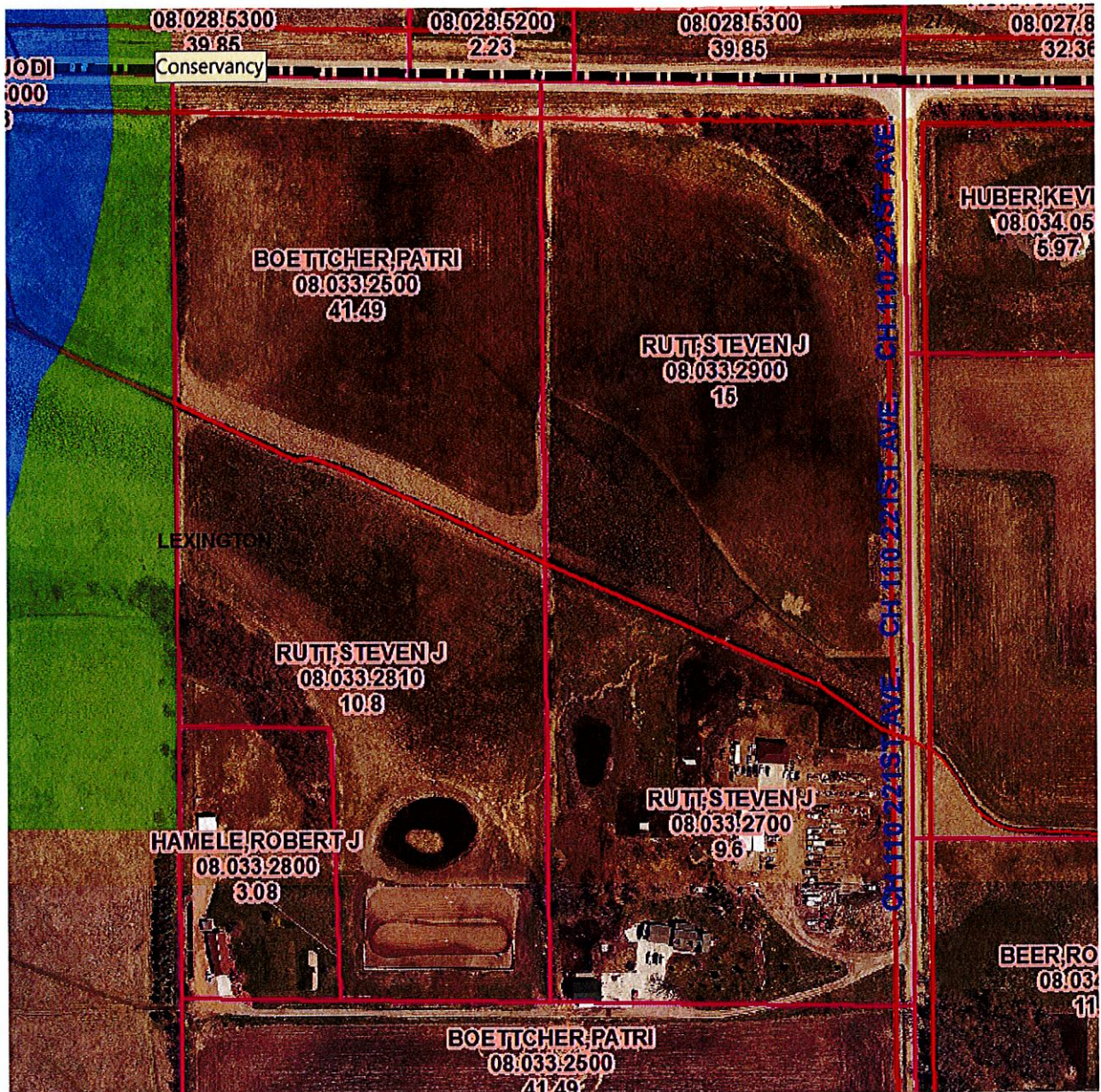
SHORELAND: The proposal is not located within the Shoreland District.

WETLANDS: According to the National Wetlands Inventory, Types 1 & 3 wetlands located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

Application, Criteria Form, Narrative, Driveway Approval, Site Plan, Aerial Photo

SITE PLAN/AERIAL PHOTO



PERFORMANCE STANDARDS- SECTION 19, LE SUEUR COUNTY ZONING ORDINANCE

No specific performance standards listed for construction sites therefore refer to the following subdivisions in Section 19.

- Subdivision 6. Landscaping and Screening
- Subdivision 9. Nuisance Control (A. B. D.E.F.)
- Additional Standards- Outdoor storage of automotive parts is prohibited.
- All repairs shall be performed within a structure.
- Additional controls may be established to control noise during the operation of the facility, including control of hours of operation for repair and service.

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.

6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance
10. Other factors impacting the public health, safety and welfare.

PLANNING AND ZONING COMMISSION CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

(Please circle one for each item: Agree, Disagree, Not Applicable.)

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.*
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.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
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.*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17113

Applicant: TI ZACK CONCRETE INC

Land Owner: STEVE RUTT

Conditional Use Permit Request: O ALLOW THE APPLICANT TO OPERATE A CONSTRUCTION COMPANY.

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

Le Sueur County

Conditional Use Permit Application



I. Applicant:

Name Ti-Zack Concrete Inc.
Mailing Address 39352 221st Ave.
City Le Center State MN Zip 56057
Phone # 507-357-6463 Phone # 507-420-5354

II. Landowner:

Name Steve Rutt
Mailing Address 39352 221st Ave
City Le Center State MN Zip 56057
Property Address 39352 221st Ave
City Le Center State MN Zip 56057
Phone # 507-420-5354 Phone # _____

III. Parcel Information:

Parcel Number 08.033.2700 Parcel Acreage 9.6

Attach Full Legal Description (NOT abbreviated description from tax statement)

Township 111 North, Range 24 West, Le Sueur Cty Section 33
Subdivision _____ Lot _____ Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Lexington Township notified on 5/3/17
(Township Name) (Date)

Board Member Darryl Wondra regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1)** reproducible 8.5" x 11" copy of the request and all other supporting documents.
- If any documentation is in color, an aerial photo, photographs, or larger than 8 1/2 x 11, then **twenty three (23)** copies must be submitted.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.**
- Applications will not be accepted by mail.**

VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is **doubled**
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000 (**Additional fee**)
After-The-Fact Penalty \$1500 OR 10% of the improvement whichever is greater.

VII. Type of Request:

- | | |
|--|--|
| <input type="checkbox"/> Self Service Storage | <input type="checkbox"/> Value Added Agriculture |
| <input type="checkbox"/> School/Church/Cemetery | <input type="checkbox"/> Antique Sales/Service/Repair |
| <input type="checkbox"/> Retail Nursery/Greenhouse | <input type="checkbox"/> Substation/Transmission Line etc. |

☒ Other Construction company in agricultural zone

VIII. Description of Request:

- a. A full description of request with detailed information must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit.

1. PROPOSED DAYS AND HOURS OF OPERATION: Mon-Fri from 7:00-5:00
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: 6
3. LIST OF PUBLIC HEALTH PLANS:
 - i. Water Supply: Shared well
 - ii. Toilet facilities: 2 restrooms
 - iii. Solid Waste Collection: Waste Management
4. FIRE PREVENTION: Le Center fire department
5. SECURITY PLANS: I live on site
6. RETAIL SALES: None
7. FOOD OR ALCOHOL SERVED OR FOR SALE: No
8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.)
No
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:
No
10. EXTERIOR LIGHTING: Yard lights
11. PARKING AND LOADING: Loading & unloading of construction equipment
12. SIGNAGE: No
13. ROAD ACCESS: (Approved by the road authority) 221st Ave
14. CERTIFICATE OF INSURANCE: Yes
15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) Yes

IX. Site Plan: Shall include but not limited to the following:

- | | | | |
|---------------------|-----------|-----------------------|----------------------------|
| • North point | • Lake | • Existing Structures | • Septic system |
| • Setbacks | • River | • Proposed Structures | • Well |
| • Property Lines | • Wetland | • Lot Dimensions | • Access (size & location) |
| • Road Right-Of-Way | • Stream | • Ponds | • Easements |
- Parking (Size & location-if applicable to application)
• Landscape, screening and buffering (if applicable to application)
• Location of significant trees to be removed (if applicable to application)

VII. Type of Request:

- ☐ Self Service Storage
☐ School/Church/Cemetery
☐ Retail Nursery/Greenhouse
☒ Other Construction company in agricultural zone
- ☐ Value Added Agriculture
☐ Antique Sales/Service/Repair
☐ Substation/Transmission Line etc.

VIII. Description of Request:

- a. A full description of request with detailed information must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit.

1. PROPOSED DAYS AND HOURS OF OPERATION: Mon - Fri from 7:00 - 5:00
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: 6
3. LIST OF PUBLIC HEALTH PLANS:
 - i. Water Supply: Shared well
 - ii. Toilet facilities: 2 restrooms
 - iii. Solid Waste Collection: Waste Management
4. FIRE PREVENTION: LeCenter fire department
5. SECURITY PLANS: I live on site
6. RETAIL SALES: None
7. FOOD OR ALCOHOL SERVED OR FOR SALE: no
8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.)
no
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:
NO
10. EXTERIOR LIGHTING: yard lights
11. PARKING AND LOADING: Loading & unloading of construction equipment
12. SIGNAGE: NO
13. ROAD ACCESS: (Approved by the road authority) 221st Ave
14. CERTIFICATE OF INSURANCE: yes
15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) yes

IX. Site Plan: Shall include but not limited to the following:

- North point
- Setbacks
- Property Lines
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- Location of significant trees to be removed (if applicable to application)

X. Attachments: shall include but not limited to:

- ☐ a. **Description of Request**-See Part VIII for full details and requirements.
- ☐ b. **Site Plan**-See Part IX for full details and requirements.
- ☐ c. **Full legal description**-Not abbreviated description from tax statement.
- ☐ d. **Access approval**-Attach approval in writing from proper road authority.
- ☐ e. **Township Notification**-See Part IV for details and requirements.
- ☐ f. **Septic System Compliance Inspection**
- ☐ g. **Erosion control plan**-Attach completed and signed plan including map.
- ☐ h. **Floor plans and/or blue prints**



XI. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and the recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Ti-Zack Concrete Inc. by *Stump Paul* 5/2/17
Applicant signature Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Stump J. Paul 5/2/17
Property Owner signature Date

OFFICE USE ONLY

Request:

Pre-App Date <u>5/17</u>	Lake Classification <u> </u>	Feedlot <u>500' 1000' N</u>
Meeting Date <u>6/8</u>	Lake <u> </u>	Wetland Type <u>1-2 3-8 N</u>
60 Day <u> </u>	FEMA Panel # <u>27079C0115 D</u>	Water courses <u>Y N</u>
Zoning District <u>A</u>	Flood Zone <u>X outside</u>	Bluff <u>Y N</u>
<input checked="" type="checkbox"/> Request Description	<input checked="" type="checkbox"/> Access Approval	<input checked="" type="checkbox"/> Septic
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Erosion Control Plan	<input checked="" type="checkbox"/> Meeting
<input checked="" type="checkbox"/> Full Legal	<input type="checkbox"/> Blue Prints	<input checked="" type="checkbox"/> Fee \$ <u>1796.</u>
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Other <u> </u>	<input type="checkbox"/> Penalty \$ <u> </u>
		<input checked="" type="checkbox"/> Comp Insp / Design
		<input checked="" type="checkbox"/> Reg / ATF / Spec

☒ Application Complete

K. Brockway
Planning & Zoning Department Signature

5/8/17
Date

17113
Permit #

Ti-Zack

CONCRETE INC.

39352 221st Ave. * Le Center, MN 56057 ♦ Office 507-357-6463 * Fax 507-357-6096 * Email: crutt@frontier.com

May 2, 2017

I am requesting a Conditional Use Permit to operate a construction company in an agricultural zoned area. Ti-Zack Concrete, Inc is a concrete company that started in 1999. We mostly do city and state contracts as a prime contractor with roughly 5% of our work subcontracting. The general area that we work in throughout the summer months is in the 4 state area including Minnesota, Iowa, North Dakota and South Dakota. We generally head south for winter and work in the state of Texas. The operations that occur on site are loading and unloading equipment with a a fulltime mechanic on site. Office personnel consists of 5 full time employees. The hours of operation are generally 7:00 am to 5:00 pm Monday thru Friday with some mechanic work done on Saturday. We have approximately 70 more employees that work on job sites and go directly to those sites. It is very seldom that they travel to and from the shop.

Thank you for your consideration.

Sincerely,



Steven J Rutt
Ti-Zack Concrete, Inc.

Ti-Zack

CONCRETE INC.

39352 221st Ave. * Le Center, MN 56057 ♦ Office 507-357-6463 * Fax 507-357-6096

May 2, 2017

To: Le Sueur County Planning and Zoning

Subject: Submittals for Conditional Use Permit

The purpose of this memo is to satisfy Items 1 thru 11 of the requirements for a full description of this request as stated under section IX of the Conditional Use Application. This memo is further revised to include information required to satisfy Section 19, Subdivision 2, Part A, Paragraph 4, items a thru r.

- 1.) Burden of Public Facilities: Not Affected
 - a.) Daily employees are Chris Hartwig, Jason Eager, Cathy Rutt, Susan Simmonette and Jim Leary in the office. One mechanic Will Schmidhuber works in the shop.
 - b.) No Change as far as an increase or decrease in traffic.
- 2.) Compatibility with surrounding uses: Not Affected
 - a.) No change from the previous years.
- 3.) Appearance Not Affected
 - a.) No change except improvements to exterior of office for appearance.
- 4.) Zoning District Purposes: Not Affected
 - a.) Zoned Agricultural
- 5.) Comprehensive Plan: Not Affected
 - a.) No change to my knowledge.
- 6.) Traffic, Access and Parking: Not Affected
 - a.) There are 5 office employees and 1 shop employee that come and go daily. There has been no change for the past several years. We also receive deliveries. We load

and unload equipment periodically but because we are traveling much of the time this is not a daily occurrence.

- 7.) Erosion Control and Storm Water Not Affected
 - a.) No Change.
- 8.) Sewer and Water Not Affected
 - a.) Updated septic in 2016
- 9.) County Needs: Not Affected
 - a.) We moved in a building for office personnel in approximately 2009. We have been operating out of this office since that time. It was no longer possible to run our office out of the shop area due to the dust and noise.
- 10.) Nuisance Mitigation: Not Affected
 - a.) Office facilities impose no known nuisances
- 11.) Additional Criteria: None

The following pertains to Section 19, Subdivision 2, Part A, Paragraph 4, Items a thru q:

- a.) Applicant is Ti-Zack Concrete, Inc, 39352 221st Ave, Le Center, MN 56057. Landowner is Steven J Rutt.
- b.) Legal Description Is: See attached
- c.) Office days of operation are Monday thru Friday 7:00 am to 5:00 pm. Shop days of operation are Monday thru Saturday during the months of April thru November with hours from 8:00 am thru 9:00 pm. Hours of shop operation during December thru March is 8:00 am thru 6:00 pm.
- d.) Estimated number of personnel is 6 full time employees to come and go daily.
- e.) The water supply is a deep well on the property. The solid waste collection is a newly installed mound system. There are 2 toilets in the office and 1 in the shop area.
- f.) Fire prevention and emergency medical service plans do not apply.
- g.) Security plans are not applicable.
- h.) No retail sales take place at either location.
- i.) Food or alcohol is not served.
- j.) The applicant has no need for the alteration of vehicular or pedestrian traffic patterns.
- k.) The applicant has no need for the county to provide any services or county personnel relative to its operations.
- l.) The operation has no sound amplification, public address system, music or musical instruments to be used.
- m.) Exterior lighting is installed at the shop and office. The yard light that is installed has existed for several years without concerns.
- n.) Shop location parking (20+ spaces) exists in the gravel based area of the yard near the shop. Office location parking (5+ spaces) exists on the concrete driveway and parking area near the office.
- o.) The shop location has one sign identifying the business.
- p.) Existing driveway access has been established for decades and continues to suffice for both locations, nothing altered.

- q.) A certificate of insurance is attached.
- r.) To the knowledge of the applicant and owner, the business is in compliance with all other applicable county, state, and federal regulations.

Regards,



Steven J Rutt

Brockway, Kathy

From: Tiegs, David
Sent: Thursday, May 04, 2017 7:47 AM
To: Brockway, Kathy
Subject: Parcel 08.033.2700

Kathy, I was contacted by Steve Rutt to review the entrance to parcel 08.033.2700. The existing entrance for this parcel has adequate sight distance as well as width to support the business activity that the parcel is currently being used for. If any more information is needed please let me know.

Thanks,
Dave Tiegs
Le Sueur County Highway Department

S

house

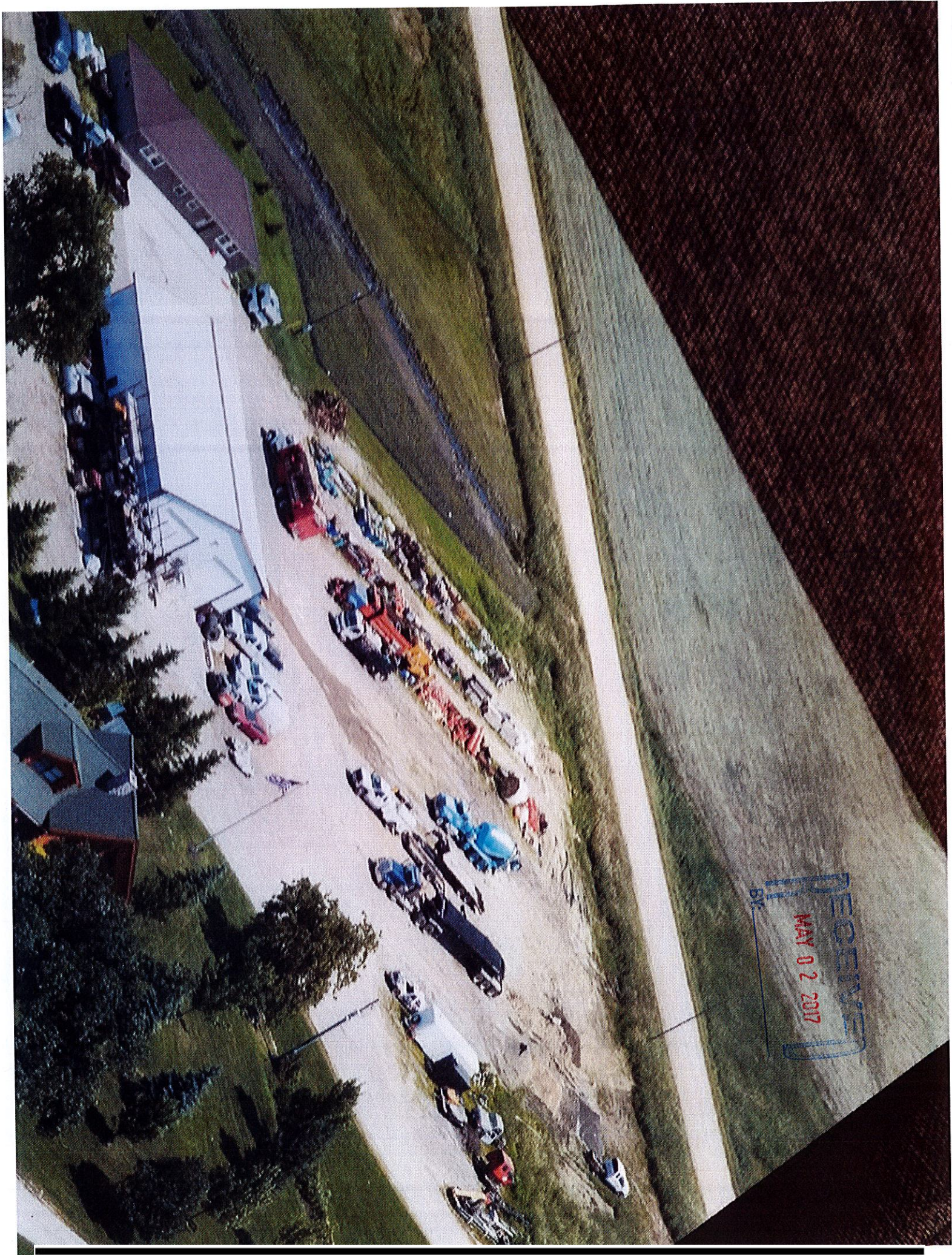
shop
75+40

office

Parking

221st Ave (COR 110)

N





Le Sueur County, MN

Thursday, June 8, 2017

Regular session

Item 4

Warrior Dash Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: WARRIOR DASH, REDFROG EVENTS/JOHN BECK

OWNER: RANDY VOSS, CARIBOU GUN CLUB

911 ADDRESS: 30649 380TH ST LE SUEUR MN

PROJECT DESCRIPTION: Host special events in an Agriculture "A" District, and a Mineral Resources "MR" Overlay District.

ZONING ORDINANCE SECTIONS: 8, 19

DISTRICT PURPOSE:

The Agriculture (A) District is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones and subdivisions. They should be large contiguous land areas with mostly prime soils. Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity of the District. Dwellings that are allowed should be on the edges of the open farmland where possible or utilize existing abandoned farm sites. The total number of Dwellings shall not exceed sixteen (16) per section of land with the exception of Transfer of Development Right and lots of record. Transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record, shall be exempt from density standards.

Mineral Resources Overlay District is intended to protect areas with existing significant mineral resources including sand, gravel, limestone and sandstone deposits, as shown in the Le Sueur County Aggregate Resources Inventory completed pursuant to Minnesota Statutes Chapter 84.94. This Mineral Resources Overlay District shall not prohibit mining in other areas of the County not identified within the Mineral Resources Overlay District boundaries as shown on the Official Zoning Map.

DEFINITION:

SPECIAL EVENT - The use of privately owned land, structures for a gathering at any location, for any purpose that will result in attendance of more than three hundred (300) people. Private gatherings are exempt.

1. Special Events include, but are not limited to: Carnivals, Circuses, Concerts, Fund-raisers, Flea markets, Craft fairs, or markets.
 - a. Farmers markets or stands for sale of seasonal products when sold other than on the site where the product is grown.
2. Special Events do not include gatherings at any regularly established place of assembly or other similar permanently established place of assembly provided that such place is being used for its established and normal use allowed by this Ordinance and the applicant/landowner meets all applicable County, State and Federal regulations, shall include but not limited to:
 - a. Permanent place of worship, stadiums, athletic fields, auditoriums, picnic or camping areas, sale or auction of agricultural lands or personal property, polling places for special or general elections.

SITE INFORMATION

LOCATION: 80 acres in the NE 1/4, Section 30, Sharon Township

ZONING: Agriculture and Mineral Extraction Overlay District

GENERAL SITE DESCRIPTION: Existing Hunt and Gun Club

ACCESS: Existing Access off Township Road 380th ST.

EXISTING LAND USE WITHIN ¼ MILE:

North: AG	South: AG
East: AG	West: AG

TOWNSHIP BOARD NOTIFICATION

The applicant contacted Rhonda Schleeve, Sharon Township Board Member on May 1, 2017

NATURAL RESOURCES INFORMATION

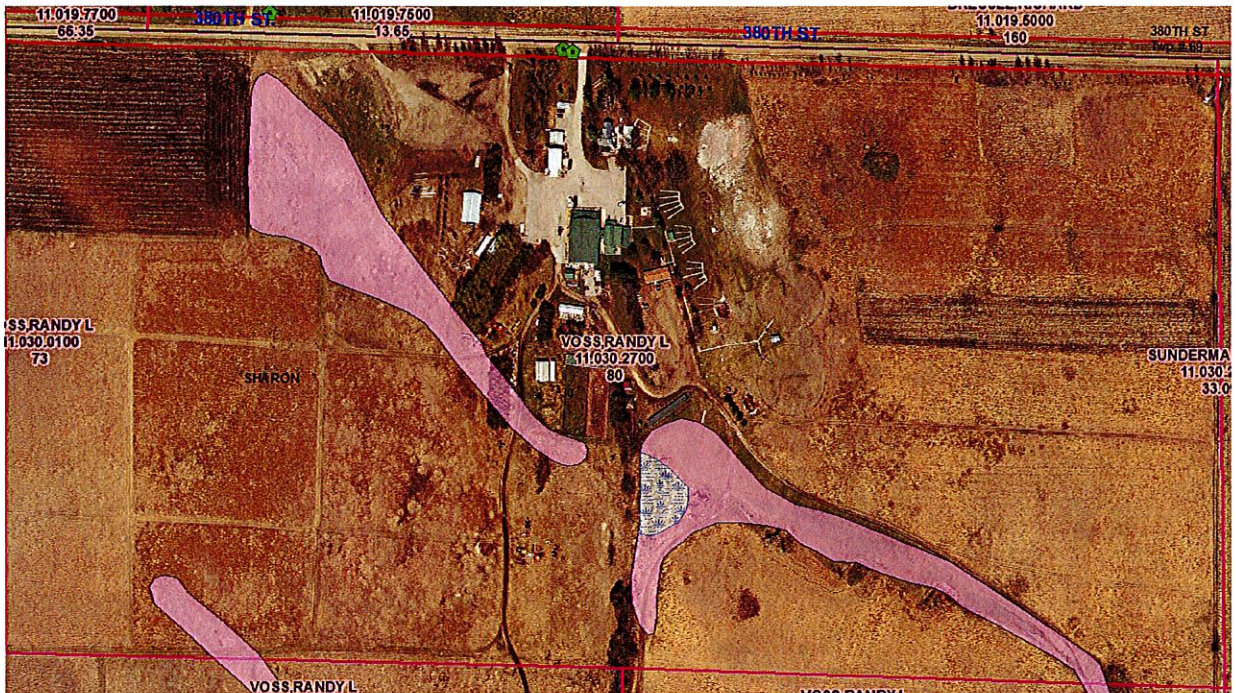
SHORELAND: The proposal is not located within the Shoreland District.

WETLANDS: According to the National Wetlands Inventory, Type 1-3 wetlands located in the quarter-quarter section where the project is proposed.

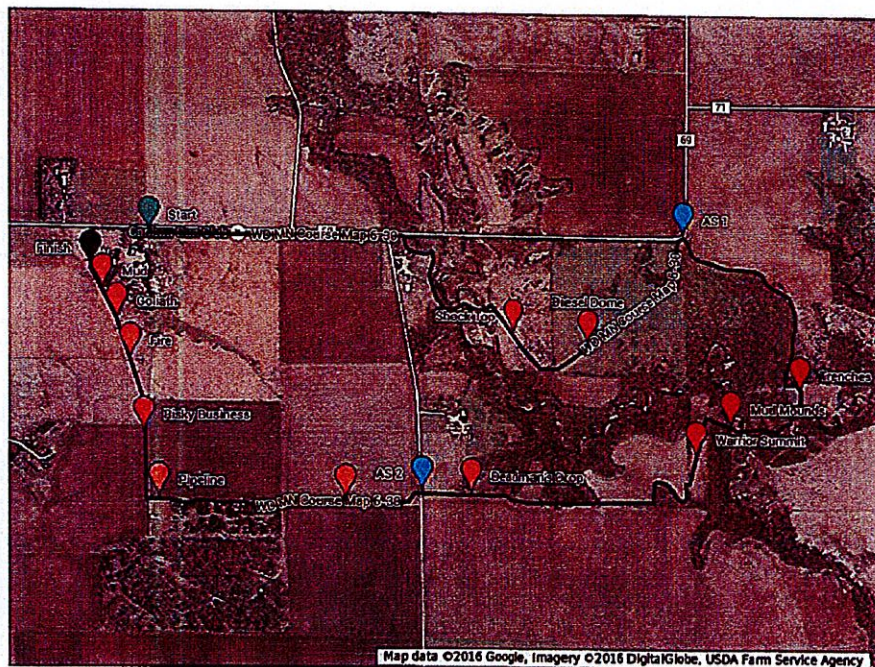
ATTACHMENTS

Application, Criteria Form, Narrative, Operational Management Plan, Maps, Insurance on file with the Department

SITE PLAN/AERIAL PHOTO



- Course
- WD MN Course Map 6-30
 - Start
 - Shock Top
 - Diesel Dome
 - AS 1
 - Trenches
 - Mud Mounds
 - Warrior Summit
 - Deadman's Drop
 - AS 2
 - Fisherman's Catch
 - Pipeline
 - Risky Business
 - Fire
 - Goliath
 - Mud
 - Finish





LAND USE & PERFORMANCE STANDARDS- SECTION 19, LE SUEUR COUNTY ZONING ORDINANCE

SPECIAL EVENT STANDARDS

1. Event activities shall be set back a minimum of twenty (20) feet from any Road right-of-way.
2. Event activities shall be set back a minimum of twenty (20) feet from all property lines.

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance
10. Other factors impacting the public health, safety and welfare.

PLANNING AND ZONING COMMISSION CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.

7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

(Please circle one for each item: Agree, Disagree, Not Applicable.)

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.*
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.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
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.*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17125

Applicant: WARRIOR DASH, REDFROG EVENTS LLC, **Land Owner:** RANDY VOSS

Conditional Use Permit Request: TO ALLOW THE APPLICANTS TO HOST A SPECIAL EVENT

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

Le Sueur County

Conditional Use Application

I. Applicant:

Name John Beck
Mailing Address 370 W 61st Street Suite 1W
City Chicago State IL Zip 60654
Phone # 740-672-2462 Phone # _____

II. Landowner:

Name Randy Voss
Mailing Address 30649 380th Street
City Le Sueur State MN Zip 56058
Property Address 30649 380th Street
City Le Sueur State MN Zip 56058
Phone # 507-381-2962 Phone # _____

III. Parcel Information:

Parcel Number 11.030.2700 Parcel Acreage 80
Attach Full Legal Description (**NOT** abbreviated description from tax statement) See attached
Township Sharon Section N/1
Subdivision N/1 Lot N/1 Block N/1

IV. Township Notification: Township must be notified of proposed use prior to application.

Sharon Township notified on May 1st 2017
(Township Name) (Date)

Board Member Rhonda Schleeve regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- Applications will not be accepted by mail.

VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is doubled.
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

VII. Type of Request:

- | | |
|--|---|
| <input type="checkbox"/> Self Service Storage | <input type="checkbox"/> Value Added Agriculture |
| <input type="checkbox"/> School/Church/Cemetery | <input type="checkbox"/> Antique Sales/Service/Repair |
| <input type="checkbox"/> Retail Nursery/Greenhouse | <input type="checkbox"/> Substation/Transmission Lines etc. |
| <input type="checkbox"/> School/Church/Cemetery | <input checked="" type="checkbox"/> Other <u>SK race</u> |

VIII. Description of Request:

See Attached

- a. A full description of request with detailed information must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit.

1. PROPOSED DAYS AND HOURS OF OPERATION: _____
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: _____
3. LIST OF PUBLIC HEALTH PLANS:
 - I. Water Supply: _____
 - II. Toilet facilities: _____
 - III. Solid Waste Collection: _____
4. FIRE PREVENTION: _____
5. SECURITY PLANS: _____
6. RETAIL SALES: _____
7. FOOD OR ALCOHOL SERVED OR FOR SALE: _____
8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control) _____
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC: _____
10. EXTERIOR LIGHTING: _____
11. PARKING AND LOADING: _____
12. SIGNAGE: _____
13. ROAD ACCESS: (Approved by the road authority) _____
14. CERTIFICATE OF INSURANCE: _____
15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) _____

IX. Site Plan: Shall include but not limited to the following:

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- ☐ d. Access approval-Attach approval in writing from proper road authority.
- ☐ e. Township Notification-See Part IV for details and requirements.
- ☐ f. Septic System Compliance Inspection
- ☐ g. Erosion control plan-Attach completed and signed plan including map.
- ☐ h. Floor plans and/or blue prints

XI. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and the recommendations of the Planning Commission to the County Board for final decision.


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A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

 4/20/2017
Applicant signature Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Property Owner signature Date

OFFICE USE ONLY

Request:

Pre-App Date <u>5/17</u>	Lake Classification <u> </u>	Feedlot <u>500'</u> <u>1000'</u> <u>N</u>
Meeting Date <u>6/18</u>	Lake <u> </u>	Welland Type <u>1-2</u> <u>3-8</u> <u>N</u>
60 Day <u>7</u>	FEMA Panel # <u>27079C0 120</u>	Water courses <u>Y</u> <u>N</u>
Zoning District <u>AG/mc</u>	Flood Zone <u>x outside</u>	Bluff <u>Y</u> <u>N</u>

<input checked="" type="checkbox"/> Request Description	<input type="checkbox"/> Access Approval	<input type="checkbox"/> Septic	Comp Insp / Design
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Erosion Control Plan	<input checked="" type="checkbox"/> Meeting	Reg 1 ATF / Spec
<input checked="" type="checkbox"/> Full Legal	<input type="checkbox"/> Blue Prints	<input checked="" type="checkbox"/> Fee	\$ <u>796</u>
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Other <u> </u>	<input type="checkbox"/> Penalty	\$ <u> </u>

☒ Application Complete  5/17 17125
Planning & Zoning Department Signature Date Permit #

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The Department shall report the findings and the recommendations of the Planning Commission to the County Board for final decision.


Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge


Applicant signature

4/20/2017
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge


Property Owner signature

5-9-17
Date

OFFICE USE ONLY

Request: _____

Pre-App Date _____	Lake Classification _____	Feedlot	500'	1000'	N
Meeting Date _____	Lake _____	Wetland Type	1-2	3-8	N
60 Day _____	FEMA Panel # 27079C0 _____	Water courses		Y	N
Zoning District _____	Flood Zone _____	Bluff		Y	N

<input type="checkbox"/> Request Description	<input type="checkbox"/> Access Approval	<input type="checkbox"/> Septic	Comp Insp / Design
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Erosion Control Plan	<input type="checkbox"/> Meeting	Reg / ATF / Spec
<input type="checkbox"/> Full Legal	<input type="checkbox"/> Blue Prints	<input type="checkbox"/> Fee	\$ _____
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Other _____	<input type="checkbox"/> Penalty	\$ _____

☐ Application Complete _____
Planning & Zoning Department Signature _____ Date _____ Permit # _____

Conditional Use Permit: Description of Request

Full description of request:

A detailed information about the Warrior Dash 5K can be found in Section A and B of our attached Operational Management Plan.

Complete the following in relationship to the proposed Conditional Use Permit:

1) Proposed days and hours of operation:

Warrior Dash Minnesota 2017 will take place on Saturday, July 8th 2017 at Caribou Gun Club (30649 380th Street, Le Sueur, MN 56058. The festival will open at 7:00 AM and close at 5:30 PM

2) Estimated number of person to attend place of business/location on a daily or weekly basis:

We don't anticipate more than 2,000 people on site at any given time. We will work with Le Sueur County leading up to the event to send updated information if we come close to exceeding the aforementioned number.

3) List of public health plans:

Water Supply: *We will use a hydrant meter located at the Le Sueur airport. We will work with local officials to have all necessary inspections completed before water operations begin,*

Toilet Facilities: *Portable toilets will be utilized for Race Day participants and there will be ADA-compliant restrooms. Toilets will be situated in an accessible area near the entrance of the festival area. Portable toilets will be serviced during race-day by United Site Services. Please reference section B of the Operational Management Plan for further detail.*

Solid Waste: *Waste receptacles will be provided in the festival area, as well as on the course near each water checkpoint. The type of waste will consist primarily of paper and plastic cups, and general festival trash.*

4) Fire prevention:

The Le Sueur Fire Station will be on call to oversee all pyrotechnics and control any fire that is not in control. There is a certified fire extinguisher at the Start Line at all times. Please reference section D of the Operational Management Plan.

5) Security plans:

A private security team will be on site one hour prior to the first wave until the festival and course sweeps are complete.

Please reference section C and Exhibit E of the Operational Management Plan for further detail.

6) Retail sales:

There will be a tent in the festival area selling a variety Warrior Dash merchandise. A full merchandise list can be made available upon request.

7) Food or alcohol:

Food will be available for purchase by Team Outlaw BBQ Company. A full list of menu items can be made available upon request.

Warrior Dash is committed to making sure that all festival attendees are in a safe and controlled environment. RFE staff will work to ensure that all alcohol is monitored and served in a secure manner by complying with state and county policies and procedures.

Please reference Exhibit D (Alcohol Management Plan) of the Operational Management Plan for further detail.

8) Describe if the applicant requests the county to provide any services or county personnel:

We will work the David Tietz to secure on site deputies and vehicle traffic control.

9) Sound amplification, public address system, playing of music:

There will be a stage and sound amplification of music (DJ) during festival hours on Saturday, July 8th. The music will be playing from 7:30 AM until 4:30 PM.

10) Exterior lighting:

While we don't anticipate using exterior lighting during our event, we will have a 6kw light tower on site.

11) Parking and loading:

Parking will be provided for participants and spectators at the venue. There will be a designated area for ADA parking located closest to the festival. All loading and unloading of equipment will be done at the venue.

12) Signage:

Description of festival and course signage can be found in the Operational Management Plan.

13) Road access:

We will work with Rhonda Schleeve to notify township (May 1st meeting) and receive an approval in writing from the proper road authority

14) Certificate of insurance:

Please reference the attached Certificate of Insurance

15) Meet all applicable county, state, and federal regulations:

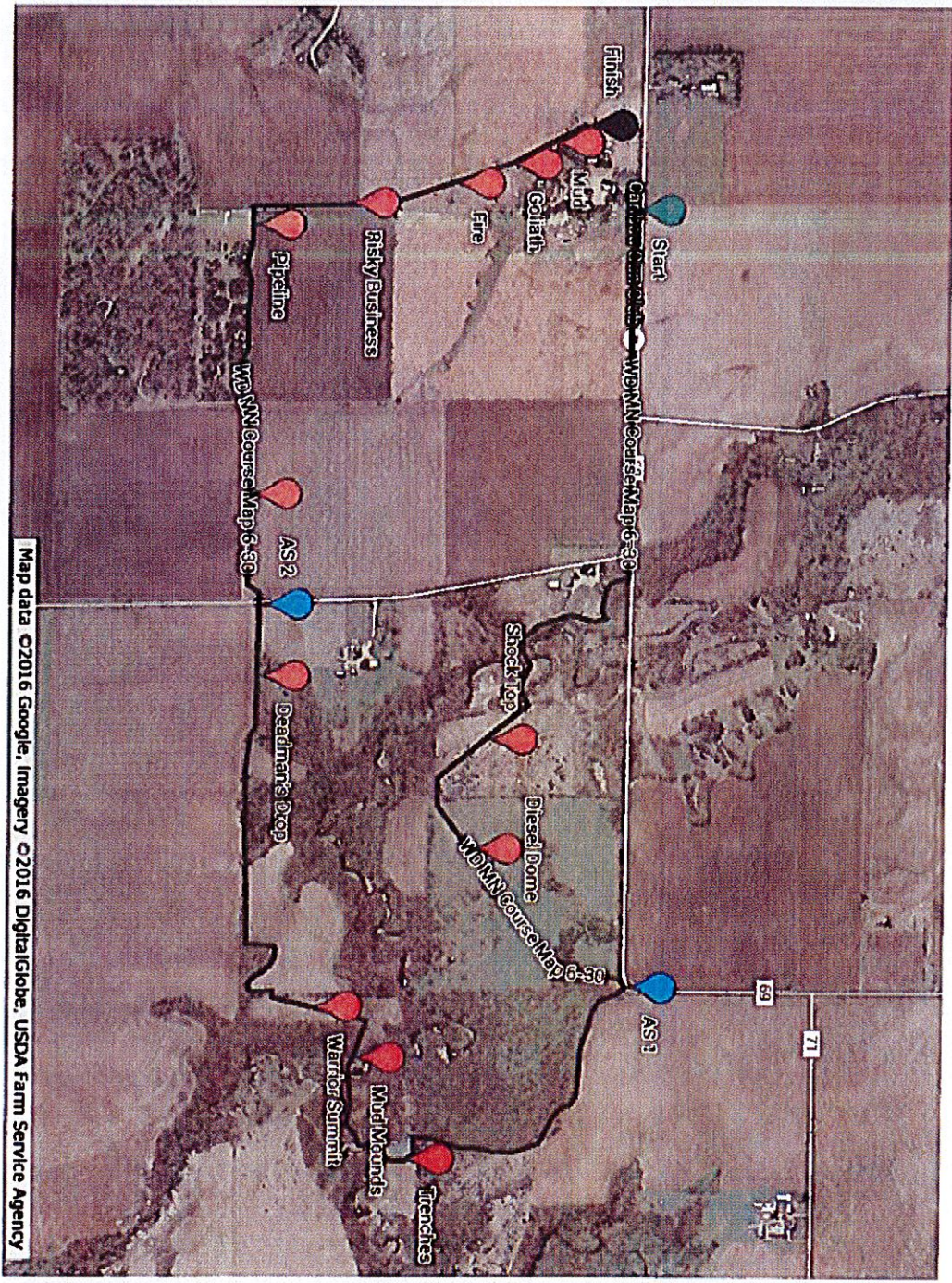
We will gain approval from all county, state, and federal regulation regarding any additional licensing or permits.

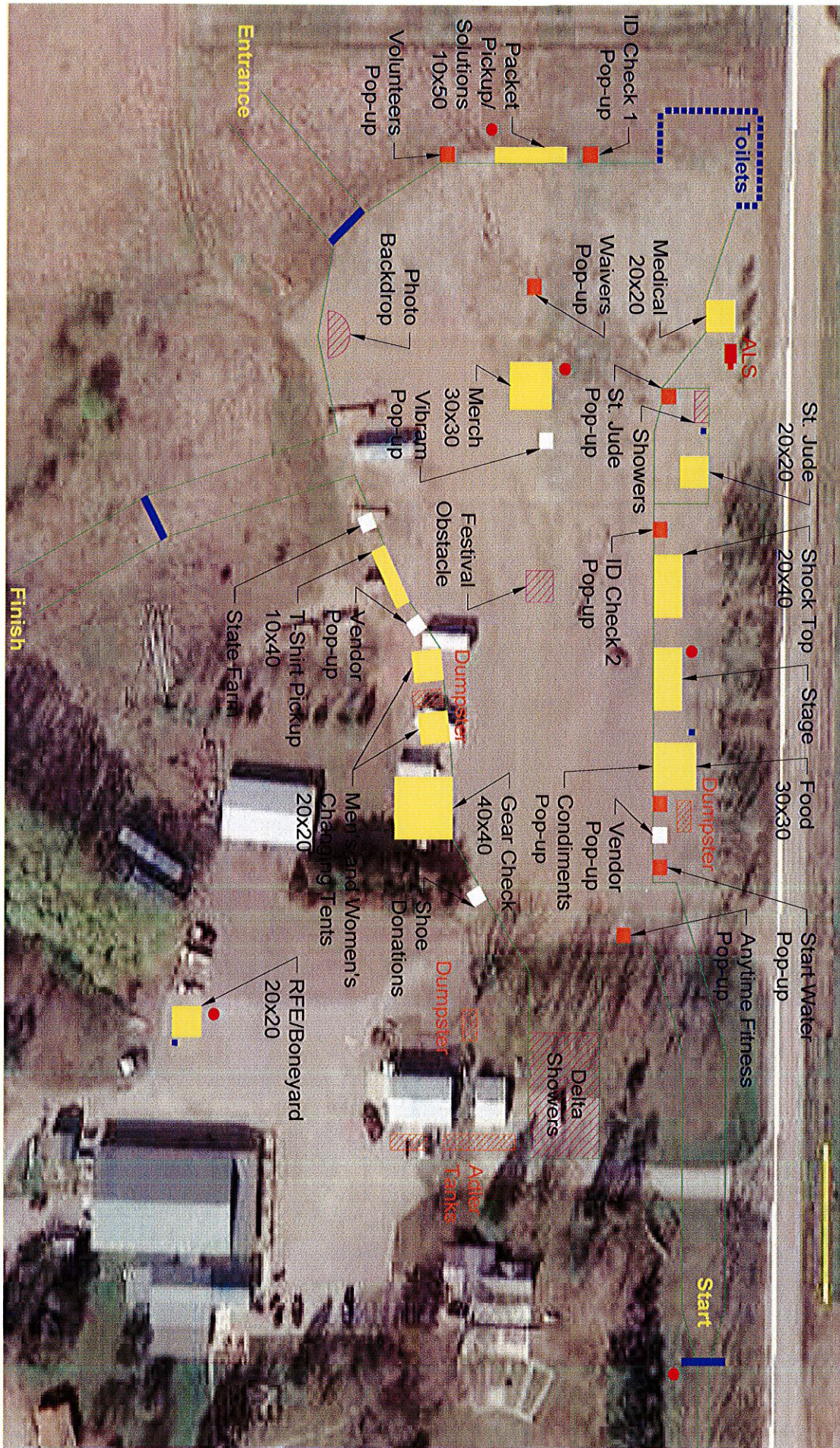
Road Access Approval: I am working with Mr. Tiegs on access approval. There should be no issue since we are not building any driveways and using the existing access on the property for parking and access.

Le Sueur County Sheriff's Office: I have spoke with current sheriff Brett Mason and I will work with his team leading up to the event to make sure we have 2-3 deputies with vehicles to help with parking operations ingress and egress on event day.

WD MN Course map 6-30

- Course
- WD MN Course Map 6-30
 - Start
 - Shock Top
 - Diesel Dome
 - AS 1
 - Trenches
 - Mud Mounds
 - Warrior Summit
 - Deadman's Drop
 - AS 2
 - Fisherman's Catch
 - Pipeline
 - Risky Business
 - Fire
 - Goliath
 - Mud
 - Finish







Operational Management Plan

Caribou Gun Club

30649 380th Street

Le Sueur, MN 56058

Saturday, July 8th 2017



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 - b. EcoSneakers
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 - d. Emergency Management
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 - 1. Preventing Injuries

Exhibits (Only include the exhibits necessary for attachment)

- A – Contact List
- B – Event Timeline
- C – Site Maps
- D – Alcohol Management Plan
- E – Security and Crowd Management Plan
- F – Weather Monitoring Policy
- G - Lead Event Director



A. Purpose & Scope

This Emergency Plan defines responsibilities and provides procedures designed to identify unusual and unlikely conditions that may endanger the participants during the conduct of Warrior Dash (“Event”) and to respond in order to prevent or minimize any loss of life or property.

The Red Frog Events (“RFE”) Tent (see Site Map attached at end of document) will be the Unified Command Center. This area will be secure from all race participants or festival attendees and will be the meeting area for any emergency-related conversations.

B. Event Overview

1. Warrior Dash

Warrior Dash is the World’s Largest Obstacle Race Series. The event features a 5K course, 12 obstacles and an all-day festival experience. Our team strives to exceed the community’s standards by proactively providing a one-of-a-kind running event and festival experience in a controlled environment. A wide range of licensing, contracts and strategies will be implemented to monitor alcohol practices, security procedures and to provide a safe and secure setting for all event-goers.

2. Management Structure

Warrior Dash is promoted and organized by RFE, which is based in Chicago, Illinois. RFE is an event production company and pioneer of the experiential entertainment industry. Since 2007, RFE has developed innovative brands including the Warrior Dash obstacle race series, Firefly Music Festival, ShamrockFest, and Chicago Beer Classic.

Staff for this event will consist of employees of RFE, contracted third-party staff, and local volunteers. The Lead Event Director (“LED”) will serve as the main contact for the venue, local officials and community members. Additionally, the LED will manage construction operations and layouts for both the festival and the course.

3. Participation

Running the Warrior Dash requires paid registration and a signed waiver and release form.

Participants must be at least 10-years-old on race day. For those participants under 18 years old, a parent or guardian sign a waiver and release form and an adult must accompany young children at all times during the event.



4. Alcohol Service and Systems

Sale of alcohol at Warrior Dash will be licensed via the local alcohol authority and administered as set forth in any local city and/or county standard requirements. Alcohol sale and consumption will be restricted to the festival area. No outside food or beer is permitted into the festival area. Security and staff will monitor access points throughout the festival to enforce this policy.

5. Benefits to the Local Area

RFE's values are based in making a positive impact through all of its events and ventures, including maintaining a minimal 'footprint,' giving back to local charities, and adding significant economic revenue to the local community.

a. Philanthropy and Volunteers

RFE has partnered with St. Jude Children's Research Hospital for its events, including Warrior Dash. In addition to working with St. Jude, RFE strives to support local philanthropies through its volunteer program. Groups of volunteers are invited to volunteer at the event and earn a one-time monetary donation to their non-profit organization. Through this program, RFE has donated over \$2,000,000 to local charities in communities across the country.

b. EcoSneakers

RFE encourages participants to donate athletic shoes to be recycled through our partnership with EcoSneakers. Over 100,000 pairs of shoes have been donated to shoe recycling organizations to date.

6. *Event Summary:

Event Name:	Warrior Dash Minnesota 2017
Event Date:	July 8th



Venue Name:	Caribou Gun Club
Venue Address:	30649 380 th street, Le Sueur, MN 56058
Anticipated Number of Participants:	6,000
Anticipated Number of Participants and Spectators:	10,000
Estimated Number of Participants per Wave:	250
Festival Start Time:	7:00 am
First Wave Start Time:	8:00 am
Last Wave Start Time:	2:00 pm
Last Call for Alcohol Sales:	4:30 pm
Festival End Time:	5:00 pm

*Subject to change

7. *Traffic, Parking and Street Closures:

Nearest Major Cities:	Minnesota
Major Highways and Arterial Roads Used:	US 169, MN 112
Parking Lot(s) Locations and Summary:	30649 380 th street, Le Sueur, MN 56058
Estimated Number of Vehicles:	2,000
Amount of Shuttles:	N/A
Shuttle Route:	N/A
Shuttle Drop-off Location:	N/A
Shuttle Pick-up Location:	N/A



*Site access: All cars will be directed into the parking lot. In the case of an emergency requiring a dedicated entrance or exit for emergency personnel, a member of the parking team will provide access to the property and direct vehicles.

C. Assignment of Responsibilities

1. RFE Responsibilities

RFE is responsible for overseeing the entire Event. RFE trains all personnel in the proper procedures of notification and handling the arrival of emergency responders (e.g., fire, ambulance, law enforcement, etc.), including directing emergency response vehicles to any incidents and keeping the response area clear of event participants or attendees. The LED will share responsibilities with the Parking Manager and Festival Manager at the Event.

All RFE staff members are equipped with cell phones and two-way radios so they may communicate among themselves. RFE will provide the medical staff, parking staff, construction staff, and security staff with RFE radios on the same station and share staff phone numbers.

Medical personnel will have secondary two-way radios with a direct line of communication with the LED and EMS Section. Requests for medical assistance will be communicated via two-way radio to EMS Section via either the RFE radios or the medical radios and the EMS command officer will dispatch the appropriate resource for assistance.

2. Emergency Responder's Responsibilities

a. Event Security

A private security team will be on site at the Event* one hour prior to the first wave until the course and venue sweep are complete and it is determined that all participants have left the festival grounds. The security team will be patrolling the Event area, including checking wristbands to ensure the legal consumption of alcohol, assisting in crowd control, traffic control and air medical landing zone assistance (if necessary), and maintaining radio communication with RFE and EMS Section.

****Private security will be on-site unless permitting regulations require local officials to be present as primary security.***

b. Fire

The local fire department will be informed of the event dates, times, and details, and may be



present on site should they determine it is necessary.

c. Medical Team

The Medical Team consists of a medical manager working alongside regional medical officials and personnel. The Medical Team will coordinate Emergency Medical Services (“EMS”) at the Event, including securing local Advanced Life Support Services from local providers. The Medical Team will be responsible for working with RFE to respond to any emergency-related activities and will be equipped with both an RFE radio and a medical radio. The RFE supplied medical manager will be responsible to insure all local and regional requirements are met and act as a liaison to local public safety services if necessary.

The Medical Team will provide field Emergency Medical Technicians (“EMTs”) at the Event. They will be strategically placed throughout the course during the Event. EMT course locations will be determined during the course walk-through prior to the Event. There will be a medical tent stationed within the festival area with qualified staff at all times. This medical tent will serve as the EMS Section and will be positioned in a secure location free of any audible obstructions. An EMS command officer will monitor RFE and medical radios from the EMS Section and dispatch medical resources as necessary.

The Medical Team will supply a dedicated Advanced Life Support Ambulance at the Event and will follow all applicable local treatment and transport protocols up to and including air medical evacuation if required through their already established protocols. This unit will be stationed at the Medical tent and will have direct radio access to the all medical staff on-site, the RFE Lead Event Director and EMS personnel.

EMS Staff will arrive one hour prior to the first wave on event days and leave after the completion of the medical course sweep once released by the Lead Event Director.

3. Event Warning, Evacuation or Cancellation Responsibilities

Prior to the Event, the medical manager will send the forecasted local weather report to the LED. If there is a “red flag” (e.g., high heat, high humidity, thunderstorms, high winds), a conference call will be scheduled to initiate severe weather action steps, including, for instance, additional water checkpoints, misting fans, and shade structures, as well as clarifying evacuation routes and locations.

During the Event, the Medical Team will provide hourly weather updates and, in the case of severe weather within the established thresholds, will notify RFE staff, EMS, and local officials (e.g., fire department, police) via two-way radios. The established weather thresholds are:



- A 45-minute window of approaching severe weather
- Sustained wind greater than 25 mph &/or wind gusts greater than 35 mph
- Cloud to ground lightning within 35 miles of the Event

In the “Alert” stage, the Medical Team will alert RFE staff, EMS, and local officials that severe weather is threatening, but is outside the established thresholds. In this stage, the Medical Team will provide weather updates to RFE staff, EMS, and local officials via two-way radio every 15 minutes until weather is clear. In the case that the severe weather moves within the thresholds of the Event, the “Activation” stage is initiated.

In the “Activation” stage, the Medical Team will notify RFE staff, EMS, and local officials 45 minutes prior to expected severe weather in the area. At this time, the following steps will be taken:

1. The LED, Medical Team, and local officials will meet to evaluate the situation and decide whether site evacuation is required. The LED, Medical Team, and local officials are the only personnel with authority to evacuate the Event.
2. Evacuation procedures will be shared with RFE staff prior to the Event, and in an evacuation situation, RFE staff will be notified to initiate evacuation procedures.
3. RFE will notify the emcees to make announcements postponing running waves until further notice and directing participants and festival attendees to seek shelter in their vehicles. Once announcements have been made, the Security Manager will monitor the festival exit and shuttle pick-up (if applicable) to ensure efficient and safe evacuation.
4. RFE will notify the Parking Manager, who, in the case that shuttles are being utilized, will notify all buses to return to the festival area immediately to transport participants and festival attendees to the parking lot.
5. RFE, volunteers, construction staff and medical staff will close all obstacles and clear participants from the course via the shortest route back to the festival area/parking lots.
6. The course will remain closed until 30 minutes past the last sign of lightning/severe weather.
7. In the event that severe weather will inhibit the re-opening of the Event, the LED will consult local officials to make the final decision regarding the cancellation of the Event.

**Established weather thresholds for “Alert” and “Activation” stages are subject to change at the Lead Event Director and Medical Team’s discretion based on individual event operations and geographical location.*



D. Emergency Procedures

1. Pyrotechnics

American Fireworks is responsible for the flame effects under the direction of RFE. Flames will be fired approximately 4-6 times at the start of each wave of the race. Each wave begins on the quarter hour consistently throughout the hours of Event operation. The Flame units will be placed on top of the starting line archway. The effect is designed for the outdoors, and only operated while attended by a licensed Flame effects operator.

The Local Fire Department will be on call to oversee all pyrotechnics and control any fire that is not in control. There is a certified fire extinguisher at the Start Line at all times.

2. Notification Procedures

a. Public Information Spokesperson

The LED also acts as the Public Information Spokesperson. If a message needs to be sent to all participants, the LED will notify the stage Emcee and Start Line emcee to deliver important messages and will call the RFE in-office Communication Director who will immediately send out a mass email or post all necessary information on the Event's online social media portals (e.g., Facebook, Twitter, etc.)

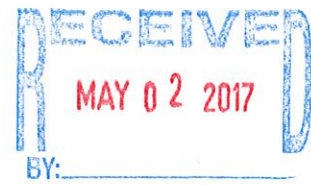
E. Preventive Actions

RFE will schedule a meeting with the Medical Team and any necessary local officials on the day prior to the Event to discuss all emergency procedures. At this time, a full tour of the Event site will be given. In order to prevent injuries to participants, RFE will take the following additional actions:

1. Provide sufficient water at the water checkpoints (approximately located at mile 1 and 2 of the course) and finish line;
2. Post signs before each obstacle that describe the dangers ahead and encourage participants to use caution;
3. Conduct a pre-event course walk-through with all medical staff so they can locate and respond to medical calls;
4. Provide all RFE staff with two-way radios to ensure efficient communication.

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Exhibit A
CONTACT LIST



Warrior Dash Minnesota 2017		
Key Contacts		
Red Frog Staff		
John Beck	Lead Event Director	
Molly Chernick	POS	
	Festival Manager	
	Construction	
	Course 1	
	Course 2	
	Customer Service 1	
	Customer Service 2	
	Merchandise	
	Volunteer	
	Parking Manager	
	F&B	
	On Call-Travel	
	On Call - Ops	
	On Call - Marketing	
Venue/City Contacts		
Randy Voss	Caribou Gun Club	507-665-3796
Kathy Brockway	Environmental Services	507-357-2251
Ann Traxler	Emergency Management Services	507-357-6255
David Tietz	Sheriff's Office	507-357-8557
Tom Obele	Fire Chief	507-665-2265
Mark Krenik	Water Superintendant	507-593-8370
Contractors		
Brandon	Wolfpack	507-271-6792
Jeff Lang	Construction	
Jon Wilson	Pyro	989-280-1001
Harold Hansen	Parking	240-355-0825
Ronnie Fullove	Medical/Security	334.561.4052
Vendors		
TBD	Tents	
TBD	National Construction	
TBD	National Construction	
	United Site Services - Portable Toilets	

Exhibit B
EVENT TIMELINE



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Timeline Overview				
Warrior Dash Minnesota 2017				
Friday, 6.30				
Time	Item	Task	Staff/Company	Contact
TBD	DELIVERY	Lumber arrives	Construction	Marcus
TBD	DELIVERY	Construction fork/carts arrive	Construction	Marcus
TBD	DELIVERY	Mobile Mini Arrives		
Sunday, 7.2				
Time	Item	Task	Staff/Company	Contact
TBD		Course walkthrough	TBD/Construction	TBD/Construction
2:00 PM	TRUCK	Flatbed arrives	Nationwide	Jeff
TBD		2 portos arrive for construction		
Afternoon		Construction begins build	Construction	Construction
Monday, 7.3				
Time	Item	Task	Staff/Company	Contact
7:00 AM	DELIVERY	RFE Forks and carts delivered	Sunbelt	
12:00 PM	TRUCK	Tour Truck 1 arrives	Nationwide	Marcus
2:00 PM	TRUCK	Tour Truck 2 arrives	Nationwide	Marcus
Tuesday, 7.4				
Time	Item	Task	Staff/Company	Contact
		Bring tech crate to hotel and batteries (check charge)		
		Charge clocks		
AM		Snack run		
TBD		Venue walkthrough		
TBD		Course walkthrough with construction		
12:30 PM		Festival marking begins		
12:30 PM	DELIVERY	Tent buildout begins		
2:00 PM	DELIVERY	Frac tanks arrive		TBD
5:00 PM	FOOD	Depart site		
Wednesday, 7.5				
Time	Item	Task	Staff/Company	Contact
		Distribute pallets		
		Organize RFE	John	John/Jen
		Charge radios	Event staff	Event staff
		Distribute pop-ups/weights	Event staff	Event staff
		Fill gas/Diesel	Event staff	Event staff
		Install tent signage	Event staff	Event staff
		Distribute bins	Event staff	Event staff
		Set up tables	Event staff	Event staff
		Deliver fire extinguishers	Event staff	Event staff
TBD		Water hauling begins	Construction	
8:00 AM		Arrive on site	All staff	All staff
8:00 AM		Course marking		
TBD	DELIVERY	Dirt arrives		
Morning	DELIVERY	Dumpsters delivered	TBD	
9:00 AM	TRUCK	Warehouse truck arrives		
12:00PM	STAFF	Event Support/RFE staff arrives	Event support	Event support
2:00 PM	DELIVERY	Portable toilets arrive	United	
5:00 PM		Tent buildout complete		
5:00 PM	FOOD	Depart site	All staff	All staff
Thursday, 7.6				
Time	Item	Task	Staff/Company	Contact
		Print first batch of bib labels/add-ons		
		Complete tent signage installation	Event staff	Event staff
		Complete bin distribution	Event staff	Event staff



		Deliver Vibram pallet, tables and chairs	Event staff	Event staff
		Install remaining festival signs - legal, funny, decorative	Event staff	Event staff
		Review table/chair delivery and complete if necessary	Event staff	Event staff
		Install table covers	Event staff	Event staff
		Install changing room pipe and drape	Event staff	Event staff
		Set up finish line	Event staff	Event staff
		Merchandise setup	Event staff	Matt/Event staff
		Install funny course signs		
		Stage aid stations		Course
TBD	DELIVERY	Bibs arrive	Gretchen	CONFIRM TRACKING #
10:00 AM	DELIVERY	Barricade arrives	National	TBD
12:00 PM	DELIVERY	Outlaw BBQ	Outlaw	Derek
5:00 PM		Depart site	All staff	All staff
6:30 PM		Stuff packets/add ons at hotel *if time allows	All staff	All staff
Friday, 7.7				
Time	Item	Task	Staff/Company	Contact
		Print BOL		
		Print St. Jude donation list and bring to tent		
		Print inventory		
		Print Merch Add ons		
		BRING WALKIES TO SITE. CHARGE. Bring to hotel to charge.		
		Refill gas/ Diesel	Event staff	Event staff
		Set up lights at RFE, volunteers, solutions	Event staff	
		Biergarten table set up	Event staff	
		Snowfence festival area	Event staff	
		Deliver beer steins - 1/3 to merch, 2/3 to beer	Event staff	
		Deliver Koozies to beer tent		
		Set up Tire FLIP		
		Set Up St. Jude, incl. cornhole, signage, biergarten tables	Event staff	
		Deliver towels to St. Jude tent	Event staff	
		Check on food vouchers and decals at St. Jude tent	John	
		Parking/skyflag signs		
		Prep parking supplies - vests, flags, walkies		
		Power strips/extension cords to beer, RFE, Volunteer for ipads		
		Deliver waivers to waiver tent	Event staff	
		Pack volunteer snack bags	Event staff	
		Deliver garbage bags (1 case) to festival tents	Event staff	
		Garbage can distribution	Event staff	
		Deliver ID bracelets to ID check	Event staff	
		Check final registration list/stuff bibs and add-ons from last pull		
		Fill genny		
		Label packet pickup signage		
		Give Harold Time In Time out sheet		
		Prep solutions computers		
		Sync ipads		
TBD	DELIVERY	Beer arrives - Take inventory		
TBD	DELIVERY	Water arrives	Crystal Springs	Mark Waters
TBD	Friday	Walkthrough with police		
TBD	DELIVERY	Light tower arrives		
8:00 AM	STAFF	Arrive on site	All staff	All staff
9:00 AM	DELIVERY	Wolfpack arrives	Wolfpack	
10:00 AM	DELIVERY	Ice arrives	TBD	
11:30 AM	DELIVERY	Pyro arrives	American	John
		Food Trucks arrive		
12:00 PM	STAFF	Remaining RFE staff arrives		
2:00 PM	Staff	Medical walkthrough and construction	Joffe	
2:00 PM		Take legal photos		
3:00 PM	Staff	Parking walkthrough		John/Harold
4:00 PM	SECURITY	Overnight security arrives		John/Ronnie



4:30 PM	EOO	Depart site	All staff	All staff
5:30 PM		Finish stuffing packets/ultimate group bibs/add ons at hotel *if	All staff	All staff
Saturday, 7.8				
Time	Item	Task	Staff/Company	Contact
5:00 AM	SECURITY	Security departs	Joffe	
5:00 AM	STAFF	Staff arrives on site	All staff	All staff
5:30 AM		Distribute generators and batteries as necessary	Event staff	Event staff
5:30 AM		Distribute snacks and water to volunteer tent		
5:45 AM		Parking company arrives	Harold	Parking Staff
6:30 AM	SECURITY	Security shift one arrives (RFE)	Joffe	
6:00 AM		Volunteer check in begins		
6:30 AM		Garbage team arrival		
6:45 AM		Joffe arrives		
6:45 AM		Sponsors arrive		
6:45 AM		Train/deliver aid station volunteers		
7:15 AM		Medical briefing		
7:15 AM		Medical team deployed to course		
7:00 AM		Festival Opens	All staff	All staff
7:30 AM	SECURITY	Security shift 2 arrives (Floater/NBBTP)	Joffe	
8:00 AM		ALS unit arrives		
8:00 AM		Wave 1 start		
8:20 AM		First runner finishes		
8:20 AM		Record top 10		
10:00 AM		Deliver volunteer breakfast		
11:00 AM		Portable toilets serviced		
12:30 PM		Volunteer shift 2 check in begins		
1:00 PM		Volunteer shift 1 ends		
1:45 PM		Deliver volunteer lunch		
3:00 PM		Final wave start		
3:00 PM		Teardown begins - packet pickup, volunteers	All staff	All staff
4:30 PM		Final runner finishes		
4:30 PM		Beer vols count free beer tickets		
4:30 PM		Beer manager counts final case count		
4:30 PM		Last call		
5:00 PM	SECURITY	Day security departs, overnight security arrives	Joffe	
5:00 PM		Beer manager receives food voucher count and reports		
5:00 PM		Festival closes		
6:00 PM		Volunteer shift 2 ends		
8:00 PM	EOO	Depart site	All staff	All staff
8:30 PM		Sync iPads		
Sunday, 7.9				
Time	Item	Task	Staff/Company	Contact
TBD		Walkthrough with venue/restoration		
8:00 AM	SECURITY	Overnight security departs	Joffe	
8:30 AM	STAFF	Staff arrives on site	All Staff	All Staff
10:30 AM	TRUCK	Tour truck 1 arrives	Forklift	Forklift
12:00 PM	TRUCK	Warehouse truck arrives	Forklift	Forklift
1:00 PM	TRUCK	Tour truck 2 arrives	Forklift	Forklift
3:00 PM	TRUCK	Flatbed arrives	Construction	Construction
12:30 PM		Staff departs for airport	All staff	All staff
		Drain Genny		
		Email ES and Contractor hours		
		email master		
		email post race recap		
		email top finishers		
		email post race accounting form		
		email inventory		
		Email gameface master		
		Email supply chain any lost or broken items		

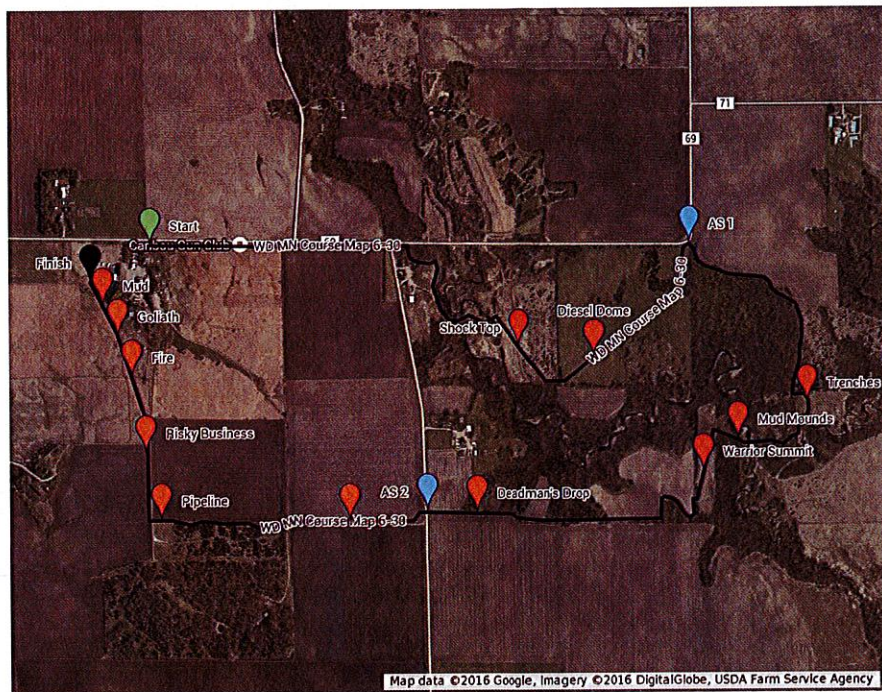
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Exhibit C
SITE MAPS

WD MN Course map 6-30

Course

- WD MN Course Map 6-30
- Start
- Shock Top
- Diesel Dome
- AS 1
- Trenches
- Mud Mounds
- Warrior Summit
- Deadman's Drop
- AS 2
- Fisherman's Catch
- Pipeline
- Risky Business
- Fire
- Goliath
- Mud
- Finish



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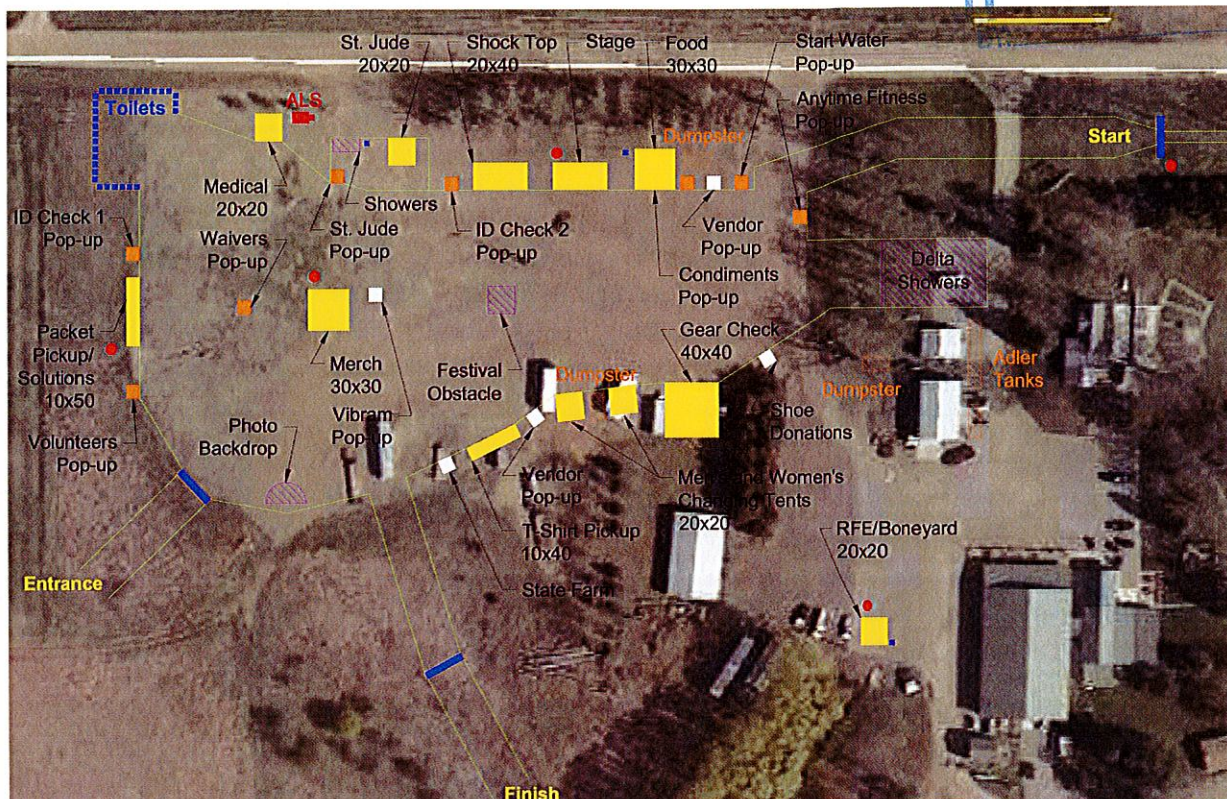


Exhibit D

ALCOHOL MANAGEMENT PLAN

1. Overview

Warrior Dash is committed to making sure that all festival attendees are in a safe and controlled environment. RFE staff will work to ensure that all alcohol is monitored and served in a secure manner by complying with state and county policies and procedures. Below is an outline of the alcohol management plan.

2. Entry and Alcohol Sales Plan

Entry is subject to agreement to abide by the Conditions and Guidelines for Entry to Warrior Dash.

- Intoxicated patrons will not be allowed entry and will not be allowed to drive home.
- Beer is the only alcoholic beverage available for purchase at the event, although in



select locations there may be limited samples of other types of alcohol available for consumption pursuant to local tasting or sampling requirements.

- Everyone wishing to purchase alcohol will be wrist-banded at one of two I.D. check stations in the festival area. Once an attendee has been verified to be of the legal drinking age, a wristband will be secured on his/her wrist. Only those wearing wristbands are allowed to purchase, hold, and consume alcohol. Security will closely be monitoring the area.
- Signs will be posted to inform attendees that alcohol cannot be brought in or removed from the Event grounds. A security team will prevent any attendee attempting to remove alcohol from the boundaries of the designated area.
- Security management will also be monitoring the festival and looking for wristbands on anyone consuming alcohol. Anyone found drinking alcohol without a wristband will be questioned; if of legal drinking age or older, they will be escorted to the I.D. check station to get a wristband before further consumption. Anyone under legal drinking age will be escorted from the designated area by the security staff and proper legal action will be taken if necessary.

3. Licensure

The liquor license will be visible during the entire Event.

4. Medical Assistance

First Aid officers will be located on-site in a highly visible, protected area to assist anyone that may be having difficulty due to alcohol.

Exhibit E

SECURITY & CROWD MANAGEMENT PLAN

1. Overview

The Security Management Plan outlines the security and crowd control staffing for Warrior Dash. The security personnel will be overseen by a Security Manager, who will also work with the Medical Team and local officials.

RFE strives to ensure that festival go-ers recognize the festival is well organized, staffed, and secure. The team will provide reassurance by stationing visible guards throughout the festival area.

2. Reporting

The Security Manager will provide in-the-moment reports via two-way radio to the LED in the case of a security incident. If necessary, the LED will be called to the incident for



assistance. After the festival area is cleared post-event, the Security Manager will meet with the LED for a post-Event debrief to review all incident reports throughout the Event prior to being released.

Reporting will also be supplied to the LED from the Medical Team and local officials as necessary.

3. Communications

The primary method of communication will be two-way radio. The Security Manager will also be contactable via mobile phone.

Exhibit F

WEATHER MONITORING POLICY

1. Prior to Event
 - a. Monday
 - i. Weather report obtained online sent to stakeholders
 - ii. If there is a "Red Flag", a conference call with all stakeholders is enacted. Red Flags include the following:
 - a. Predicted temps over 85 degrees or under 45 degrees
 - b. Humidity over 60%
 - c. Thunderstorms
 - d. High winds
 - b. Wednesday – weather report sent to stakeholders
2. During the Event – each hour after the race starts, weather reports shall be sent to RFE providing the following information: temperature, heat index and humidity, and potential weather threats
3. Weather Thresholds
 - a. 45 minute window of an approaching storm
 - b. Sustained wind greater than 25 mph &/or wind gusts greater than 35mph
 - c. Cloud to ground lightning within 35 miles of the Event

Stage 1 – Alert Stage

1. Imminent severe weather is threatening but is on the outside of the 45 min window.
2. Immediate alerts made to onsite stakeholders via radio.
3. Weather checks by EMS Command every 15 mins and reported face-to-face to designated event command.



Stage 2 – Activation Stage

1. Imminent severe weather is within thresholds of the Event, with or without thunderstorm and or tornado warnings.

**Established weather thresholds for “Alert” and “Activation” stages are subject to change at the Lead Event Director and Medical Team’s discretion based on individual event operations and geographical location.*

Exhibit G

LEAD EVENT DIRECTOR RESOURCES FOR “ALERT” STAGE

In “Alert” stage, a few things to consider...

- ☐ If you are experiencing high winds...
 - ☐ Take down pop-up tents
 - ☐ Take down façade signage
 - ☐ Take down obstacle banners
 - ☐ Ask production to take down or add additional support to trussing
- ☐ Review talking points with event staff in the case of evacuation or cancellation
 - ☐ Tell participants to stay tuned to their e-mail inbox for more information
 - ☐ The intention is always to re-open the festival
 - ☐ Do NOT guarantee refunds
 - ☐ When in doubt, “Please reach out to our customer service team at info@warriordash.com.”
 - Utilize the Red Frog Customer Service business cards found in the Solutions bin
- ☐ Water proof RFE staging area and festival tents
- ☐ Remind event staff of evacuation location / rally point, evacuation routes and policies
- ☐ Locate and stage...
 - ☐ Ponchos for event staff
 - ☐ Megaphone for announcements



Le Sueur County, MN

Thursday, June 8, 2017

Regular session

Item 1

Approved June 8, 2017 Meeting Minutes

Staff Contact: Kathy Brockway or Michelle Mettler

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
June 8, 2017

MEMBERS PRESENT: Jeanne Doheny, Don Rynda, Shirley Katzenmeyer, Doug Krenik, Al Gehrke, Pam Tietz, Commissioner Wetzel

MEMBERS ABSENT: Don Reak

OTHERS PRESENT: Kathy Brockway, Commissioner Connolly.

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

ITEM #1: WATERVILLE SOLAR HOLDINGS LLC, MINNEAPOLIS, MN (APPLICANT); JAY & BETSY CHAMBERS, MEDFORD, MN (OWNER): Request that the County grant an extension of an existing Conditional Use Permit #16089 for the establishment of a 5 megawatt solar garden in an Agriculture "A" District. Property is located in the SE 1/4 of the SE 1/4, Section 34, Waterville Township.

Kathy Brockway presented power point presentation. Jeff Paulson, representing Waterville Solar Holdings LLC, was present for application.

TOWNSHIP: Waterville Township-no objections to the extension. **DNR:** N/A **LETTERS:** Joshua Mankowski, LSC Resource Specialist (see file)

PUBLIC COMMENT: None.

Discussion was held regarding: time frame, closing on the parcel late this month, start construction with a completion by the end of 2017, but asking for the 1-year extension, interconnection agreements signed, working with Northern States Power Company and Xcel Energy.

Motion was made by Doug Krenik to approve a 1-year extension. Seconded by Al Gehrke. Motion approved. Motion carried.

ITEM #2: MIKE FINLEY, JANESVILLE, MN (APPLICANT\OWNER): Requests that the County grant a Conditional Use Permit to allow the applicant to replace three retaining walls within the bluff, bluff impact zone, and shore impact zone; grading, excavating and filling of approximately 103 cubic yards of material within the shore impact zone to replace stairs and construct a pervious patio in a Recreational Residential "RR" District and a Flood Plain Flood Fringe "FF" Overlay District on a Recreational Development Lake, Lake Frances. Property is located in the SW 1/4, Section 34, Elysian Township.

Kathy Brockway presented power point presentation. Wayne James, James Brothers Construction was present for application.

TOWNSHIP: Applicants notified through the application process. **DNR:** no comments
LETTERS: Joshua Mankowski, LSC Resource Specialist (see file)

PUBLIC COMMENT: None.

Discussion was held regarding: DNR issued a permit for the rip rap project below the ordinary high water level, project is necessary in order to stabilize the bluff, sloping down towards the lake, trees tipping into the water, current retaining walls have been in place for 50-60 years, failing, engineered retaining walls, tile drainage discussion at length, pervious patio placement vs. deck, placement of tile, replace existing stairways, make safer access to the lake, stone steps, types of equipment necessary for construction, parking.

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. *The Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance? Agreed*
7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan? Agreed*

Motion was made by Shirley Katzenmeyer to approve the application with the following conditions:

- **Work with Joshua Mankowski, LSC Resource Specialist regarding the best option for the patio or deck prior to June 27, 2017 County Board Meeting;**
- **Screening per Joshua Mankowski's letter.**

Seconded by Al Gehrke. Motion approved. Motion carried.

ITEM #3: TI ZACK CONCRETE INC, LE CENTER, MN (APPLICANT); STEVE RUTT, LE CENTER, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to operate a construction company in an Agriculture "A" District. Property is located in the NE 1/4, Section 33, Lexington Township.

Kathy Brockway presented power point presentation. Steve Rutt was present for application.

TOWNSHIP: Notified through the application process. DNR: N/A LETTERS: N/A

PUBLIC COMMENT: Kathy Brockway indicated that she received 3 phone calls/office visits regarding the application, no one objected to the business however, stated that dust can be an issued.

Discussion was held regarding: Ordinance revision in 2013 to allow construction companies through the conditional use permit process within the Agricultural District, plans to add an additional shed on the property for storage, clean the property up, most work is within a 4-state region, employees commute from their homes, 5-office employees and 1 mechanic on-site daily, dust control, applied 600 ft. of dust control last year and again this year.

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. *The Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance? Agreed*

7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan?* **Agreed**

Motion was made by Al Gehrke to approve the application with the condition: Continue dust control methods. Seconded by Doug Krenik. Motion approved. Motion carried.

ITEM #4: WARRIOR DASH (RED FROGEVENTS LLC), CHICAGO, IL (APPLICANT); RANDY VOSS, LE SUEUR, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to host a special event in an Agriculture "A" District, and a Mineral Resources "MR" Overlay District. Property is located in the NE 1/4, Section 30, Sharon Township.

Kathy Brockway presented power point presentation. John Beck representing Red Frogevents was present for application.

TOWNSHIP: Notified through the application process DNR: N/A LETTERS: None

PUBLIC COMMENT: Donna Kiewatt, questioned whether they were going to be utilizing their property this year.

Discussion was held regarding: date of event, annual event, miscommunications within their Chicago office as to permitting, no significant changes from the event held in 2016, 1-day event, hours of event, medical team on-site, parking, security, traffic, attendance 6000-8000 participants with a couple thousand spectators.

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. *The Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?* **Agreed**
7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan?* **Agreed**

Motion was made by Shirley Katzenmeyer to approve the application with the following condition:

- ***Notification to the department in writing within 60-days of hosting the event each year (with date and times of the event);***
- ***The applicants shall be required to amend the conditional use permit if significant changes are made to the event such as but not limited to: number of days of event, vendors, property expansion, substantial increase in participants.***

Seconded by Pam Tietz. Motion approved. Motion carried.

Motion was made by Pam Tietz to approve the minutes from the May 11, 2017 meeting. Seconded by Don Rynda. Motion approved. Motion carried.

Election of Vice Chairperson: Doug Krenik nominated Shirley Katzenmeyer. Pam Tietz. Seconded. Motion approved. Motion Carried.

Election of Secretary: Shirley Katzenmeyer nominated Pam Tietz. Al Gehrke Seconded. Motion approved. Motion Carried.

Motion to adjourn meeting by Al Gehrke. Seconded by Don Rynda. 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*