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# **Le Sueur County, MN**

**Thursday, February 8, 2018**

**Regular session**

## **Item 3**

### **Ordinance Amendment Request Packet**

Staff Contact: Joshua Mankowski or Michelle R. Mettler

# **STAFF REPORT**

## **GENERAL INFORMATION**

**APPLICANT:** Glen Sohre

**AMENDMENT REQUEST:** Amend the Le Sueur County Zoning Ordinance to allow Retreat/Vacation/Private home rental (VRBO Vacation Rental By Owner) in the Recreational Residential District.

## **NATURAL RESOURCES INFORMATION**

**SHORELAND:** Proposal is to allow in shoreland district, Recreational Residential District

## **ATTACHMENTS**

Application, proposed amendment,

## **STAFF FINDINGS**

**Staff findings per Le Sueur County Ordinance:**

1. Currently Le Sueur County Zoning Ordinance does not allow short-term transient lodging in a Recreational Residential District.
2. Resorts, Campgrounds, Hotel/Motel, Bed & Breakfast, Commercial Planned Unit Development (PUD)

**RESORT** - A structure or group of structures containing guest rooms, with a large portion of the site devoted to recreational activities.

**CAMPGROUND** - An area of property used on a daily, nightly or weekly basis upon which a tent, pickup camper, motor home, pop-up camper, or trailer, made for camping where proper sanitation facilities and spacing of camp units are provided and maintained.

**MOTEL** - A structure or group of structures used primarily for the temporary residence of motorists or travelers.

**BED AND BREAKFAST INN** - An owner-occupied dwelling unit where short-term lodging rooms with or without meals, are provided for compensation.

**PLANNED UNIT DEVELOPMENT, COMMERCIAL** - Typically uses that provide transient, short-term lodging spaces, rooms or parcels and their operations are essentially service-oriented. For example, hotel/motel accommodations, resorts, recreational vehicle, camping parks, and other primarily service-oriented activities are commercial planned unit developments.

# *Le Sueur County*

## Zoning Ordinance Amendment Application

I. Applicant: Glen M. Sohre  
Name Glen M. Sohre  
Mailing Address 57157 153rd St.  
City Good Thunder State MT Zip 56037  
Phone # 507 381 2104 Phone # gmsohre@gmail.com

### II. Description of Amendment Request:

Attach the following required information accompanying the application to amend the wording of this Ordinance.

1. Stated reason for the amendment requested.
2. Statement of compatibility to the Le Sueur County Land Use Plan.
3. Text of the portion of the Ordinance to be amended.
4. Proposed amended text and statements outlining any other effects that the amendment may have on other areas of this Ordinance.
5. Any additional information as may be requested by the Department and/or the Planning Commission.

### III. Quantities and Submittal Formats:

- a. **One (1)** reproducible copy of the request and all other supporting documents.
- b. However if any documentation is in color, an aerial photo, photographs, or larger than 11 x 17, then **twenty three (23)** copies must be submitted.
- c. Electronic version of any supporting documents *if available*.
- d. Additional copies may be requested as deemed necessary by the Department.
- e. Application appointment for the amendment must be made **in person** prior to 12 P.M. on the date of application deadline. Fees are due at the time of application.
- f. **Appointment is necessary.**
- f. **Applications and fees will not be accepted by mail.**

### IV. Fees: Must be paid at the time of application.

Amendment	\$ 750
Filing Fee	\$ 46

**Additional Fees:**  
Special Meeting \$ 2,000 (*Additional fee*)

## XI. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed amendment 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 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.

[Signature]  
Applicant signature

1-6-18  
Date

### OFFICE USE ONLY

Request: Ord Rev

Pre-App Date 1-8-18

Meeting Date 2-8-18

60 Day 3-9-18

Zoning District   

Lake Classification   

Lake   

FEMA Panel # 27079C0   

Flood Zone   

Feedlot

Wetland Type

Water courses

Bluff

500'

1000'

N

1-2

3-8

N

Y

Y

N

N

N

N

NA

- ☒ Request Description  
☒ Site Plan  
☐ Full Legal  
☒ Ordinance

- ☐ Access Approval  
☐ Erosion Control Plan  
☐ Blue Prints  
☐ Other

- ☐ Septic  
☒ Meeting  
☒ Fee  
☐ Penalty

Comp Insp / Design  
Reg / ATF / Spec  
\$ 700  
\$   

- ☒ Application Complete

Michael R. Mitt  
Planning & Zoning Department Signature

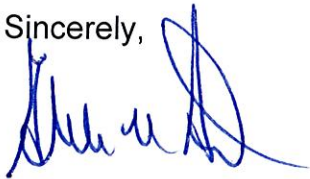
1-8-18  
Date

18003  
Permit #

To whom it may concern:

The reason for this request is to amend or add the ordinance to include(Retreat/Vacation/Private home rental, VRBOs) as a conditional use within the recreational residential district in the Le Sueur county.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Glen Sohre', with a stylized flourish at the end.

Glen Sohre

## **Craft Retreat/Vacation/Private Home Rental**

The owner of the homes renting for thirty (30) consecutive days or less shall be allowed, providing the following requirements are met:

- A. The owner must apply for and receive a conditional use permit from Le Sueur county. The county will establish fees for the application and renewal.
- B. The owner/operator will post rules/regulations and emergency contact information (police, fire, hospital, and septic) inside the home.
- C. On-site parking shall be provided which is sufficient to accommodate the occupants of the home. Any designated off-site parking needs to be approved by owners prior to use. Parking should be set back a minimum of five feet from the property line.
- D. The owner shall provide a visual demarcation of the property lines.
- E. The owner shall ensure that the noise standards of *Minnesota Rules, chapter 7030; or successor rules*, are met. The owner may determine quiet hour standards in order to assist in achieving this goal and to reduce the potential impacts on neighboring properties.
- F. The owner shall establish a detailed plan for garbage disposal that will be posted in the home. The owner will be responsible for ensuring proper garbage disposal is done.
- G. Any premises used for human occupancy must be provided with an adequate method of sewage treatment. Publicly owned sewer systems must be used where available. All private sewage treatment systems must meet or exceed the Le Sueur County Subsurface Sewage Treatment System Ordinance and subsequent amendments.
- H. If pets are allowed in the home, renters must ensure that they are in compliance with individual owners rules and regulations.
- I. The owner will keep a report of the renters who have used the property. This will include the renters first/last name, address and phone number. The report will be available to the county upon request.