



Le Sueur County, MN

Thursday, August 9, 2018

Regular session

Item 1

Approved August 9, 2018 Meeting Minutes

Staff Contact: Joshua Mankowski or Michelle R. Mettler

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
Aug. 9, 2018

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

MEMBERS ABSENT:

OTHERS PRESENT: Joshua Mankowski

1. The meeting was called to order at 7:00 by Chairperson, Jeanne Doheny.
2. Agenda. Motion to approve agenda, was made by Doug Krenik. Second by Don Rynda. Approved.
3. Minutes from July 12, 2018 Meeting. Motion to approve minutes, was made by Shirley Katzenmeyer. Second by Pam Tietz. Approved.
4. Applications

ITEM #1: KEVIN & SHANNON BAKER, CLEVELAND, MN, (APPLICANT\OWNER):
Request that the County grant a Conditional Use Permit to allow the applicant to transfer the development right from the SE quarter of the NW quarter to the SW quarter of the NW quarter in a Special Protection "SP" District on an Un-Named Natural Environment "NE" Lake. Property is located in the NW quarter, Section 11, Washington Township.

Joshua Mankowski presented power point presentation. Kevin & Shannon Baker were present for the application.

TOWNSHIP: Notified. Response None

DNR: Notified. Response None

LETTERS: None

PUBLIC COMMENT: None

Discussion was held regarding: Don Reak commented that he believes these Transfer of Development Rights have been a good thing for the County. They help to keep farm land open while allowing development. Doug Krenik wanted to clarify that the old house will be going sold to the applicants' daughter, the house will remain, and the well will be shared. Kevin Baker replied with a yes, and added that the driveway will also be shared. Both the well and the access will be covered with easements.

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

Discussion was held regarding: Doug Krenik asked if there was currently livestock. Kevin Baker responded that there was no longer livestock. They plan to use the building for other purposes

Motion was made by Don Reak to Approve the application.

Second by Al Gehrke. Motion approved. Motion carried.

5. Discussion Items: None.

Don Reak asked why the Transfer of Development Rights is a Conditional Use Permit. Joshua Mankowski stated that, if this was a permitted activity then residents would be allowed to transfer the development rights without notifying the County and without public notice. By requiring a Conditional Use Permit, people in the area and the County are notified.

6. Warrants/Claim-signatures.

7. Motion to adjourn meeting by Al Gehrke. Second by Pam Tietz. Motion approved. Motion carried.

Respectfully submitted,

Joshua Mankowski

APPROVED SEPTEMBER 13, 2018

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