



Le Sueur County, MN

Thursday, August 23, 2018

Special Meeting

Item 1

Edberg Packet

Staff Contact: Joshua Mankowski or Michelle R. Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: Loren Edberg

OWNER: James Losinski, Carol Kluntz Estate

911 ADDRESS: "New" Scotch Lake Road, Cleveland, MN

PROJECT DESCRIPTION: To allow the applicant to establish and operate an open/outdoor storage, sales and service business for boats/watercraft.

PARCEL NUMBER: 02.031.6200

CUP NUMBER: 18154

SITE INFORMATION

LOCATION: SE 1/4 SE 1/4 Section 31, Cordova Township

ZONING DISTRICT: Recreational Commercial "RC"

ZONING DISTRICT PURPOSE: The intent of the **Recreational Commercial (RC) District** is to provide suitable locations for, and to encourage the development of, water orientated commercial recreation facilities in those areas of Le Sueur County which benefit the recreational needs of both residents and tourists, to avoid land use conflicts with residential areas and restrict incompatible commercial and industrial uses.

GENERAL SITE DESCRIPTION: Shoreland, Farmland, wooded area, wetlands

ACCESS: New address will be assigned, existing access off Scotch Lake Road that will need to meet road authority and zoning ordinance requirements.

EXISTING LAND USE WITHIN ¼ MILE:

North: Farmland	South: Wooded area, campground, Lake Jefferson
East: Farmland, scattered residences	West: Farmland, wooded area, wetland

BACKGROUND INFORMATION

The property is zoned Recreational Commercial and a small portion is zoned Agriculture. The proposed use is located entirely in the Recreational Commercial District. Open, outdoor storage sales and service is listed as a Conditional Use on the RC District. The proposal is for boat/watercraft detailing and storage.

TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Harry Mach from Cordova Township was contacted on June 21, 2018 by applicant.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.

LAKE: Lake Jefferson, Recreational Development Lake

Recreational Development Lake - Lakes that usually have between sixty (60) and two hundred twenty five (225) acres of water per mile of shoreline, between three (3) and twenty five (25) dwellings per mile of shoreline, and are more than fifteen (15) feet deep.

WETLANDS: According to the National Wetlands Inventory, Type 1 & 7 wetlands are located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

Application, description of request, site plan, aerial photo, Findings of Fact sheet, shed plans, access approval

STAFF FINDINGS

ZONING ORDINANCE SECTIONS: Section 13.3 Recreational Commercial; Section 19, Land Use Performance Standards; Section 21, Conditional Use Permits

GOALS & POLICIES: The current Land Use Plan as adopted in 2007 does not make reference to Recreational Commercial development.

LAND PERFORMANCE STANDARDS-SECTION 19

ACCESS:

- Current access is too steep. See recommendation from Le Sueur County Highway Engineer, Dave Tiegs.
- Minimum driving surface width of 14 feet.
- Inslope no greater than 4:1.
- Base material depth sufficient to support access by emergency vehicles.
- Unobstructed width of 20 feet, vertical clearance not less than 13 feet 6 inches.
- 20-foot flat grade directly adjacent to the road.
- 60 x 60 turnaround for driveways longer than 150 feet.

PARKING & LOADING:

- Storage, sales and service areas shall not take up parking and loading spaces.
- Parking space shall contain a minimum area of not less than 300 square feet, 8 ½ foot width, 20-foot depth.
- Three parking spaces plus one per employee, total of 4 parking spaces required.
- No parking or loading space shall be located within 10 feet property line or road right-of-way.

LANDSCAPING & SCREENERING:

- Landscaping and screening shall be required for all storage, sales and service areas.
- Onsite parking and loading shall be screened from eye-level view from adjacent lands by a buffer fence of adequate design or a planting buffer screen.
- Parking and loading areas and access drives shall be covered with a dust-free, all-weather surface or an adequate aggregate base with proper surface drainage.

OUTDOOR LIGHTING:

- Exterior lighting used to illuminate an off-street parking area, sign, or structure, shall be arranged as to deflect light away from adjoining residential district and all road right-of-ways.
- The source of light shall be shielded or controlled in some manner so as not to illuminate adjacent property.

NUISANCE CONTROL:

- Waste disposal described in proposal and must conform with all County, State and Federal requirements
- The sales area is grassed or surfaced to control dust.
- All waste material or refuse, with the exception of crop residue debris, shall be kept in an enclosed structure or properly contained in a closed container designed for such purposes.

DRAINAGE:

Adequate drainage shall be provided and shall be directed away from adjacent private property.

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.
11. **Additional considerations:**
 - a. Traffic

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.

SHORELAND DISTRICT-EVLAUATION CRITERIA

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
2. The visibility of structures and other facilities as viewed from public waters is limited.

3. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate this watercraft.

SHORELAND DISTRICT CONDITIONS

1. Increased setbacks from the ordinary high water level.
2. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.
3. Special provisions for the location, design, and use of structures, sewage treatment system, watercraft, launching and docking areas, and vehicle parking areas.

CONDITIONAL USE PERMIT

LE SUEUR COUNTY PLANNING AND ZONING

88 SOUTH PARK AVENUE

LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION DATE: 7/26/2018 PERMIT NUMBER: 18154 FEE: \$2,796.00
60 DAY RULING DATE: 9/24/2018 *FEES NON-REFUNDABLE
APPLICANT: LOREN EDBERG LAND OWNER: CAROL KLUNTZ
ADDRESS: 108 1/2 N MAIN ST ADDRESS: 403 S 5TH ST
CITY: LE SUEUR CITY: HENDERSON
STATE: MN ZIP: 56058 STATE: MN ZIP: 56044
PHONE: 612-665-2306 PHONE: 507-51-6417
911: NEW SCOTCH LAKE RD. CLEVELAND

PARCEL #: 02.031.6200 TOWNSHIP: CORDOVA
SEC: 31 SUBDIV: NA DISTRICT: RC
TWP: 110 LOT: NA FEMA PANEL # 27079C0270D
RANGE: 24 BLOCK: NA FLOOD ZONE: X OUTSIDE
QTR/QTR: SE/SE ROAD: CR

I (We), the undersigned, owner(s) and or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Conditional Use Permit, as hereinafter designated, and in support thereof, the following facts are presented:

1.) Reason for Requested Conditional Use Permit.

TO ALLOW THE APPLICANT TO ESTABLISH AND OPERATE AN OPEN AND OUTDOOR STORAGE SALES AND SERVICE BUSINESS FOR BOATS/WATERCRAFT.

2.) Reason for Approval or Denial of Request as Listed in Findings.

3.) Special Conditions of Conditional Use Permit.

RECORDED LEGAL DESCRIPTION OF PROPERTY MUST BE SUBMITTED PRIOR TO ISSUANCE OF ZONING PERMITS. ADDITIONAL CONDITIONS AS STATED IN RECORD.


APPLICANT/PROPERTY OWNER
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

DATE

DATE

PUBLIC HEARING DATE: 8/23/2018	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS
COUNTY BOARD DATE: 8/28/2018	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS

CHAIRMAN, LE SUEUR COUNTY
PLANNING AND ZONING COMMISSION

DATE

CHAIRMAN, LE SUEUR COUNTY
BOARD OF COMMISSIONERS

DATE

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 18154

Applicant: LOREN EDBERG

Land Owner: CAROL KLUNTZ

Conditional Use Permit Request: TO ALLOW THE APPLICANT TO ESTABLISH AND OPERATE AN OPEN AND OUTDOOR STORAGE SALES AND SERVICE BUSINESS FOR BOATS/WATERCRAFT.

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.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	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.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

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

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	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.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	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.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

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

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

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

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	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 LOREN EDBERG
Mailing Address 100 1/2 N Main St PO Box 48
City Le Sueur State MN Zip 56058
Phone # 612-655-2306 Phone # _____

II. Landowner:

Name CAROL KLUNTZ ESTATE, MARY TIEGS, Pers. Rep.
Mailing Address 403 S. 5th
City Henderson State MN Zip 56044
Property Address VACANT LAND, Scotch Lake Rd. PIN. 02.031.6200
City Cleveland State MN Zip 56017
Phone # 507-351-6417 Phone # _____

III. Parcel Information:

Parcel Number 02.031.6200 Parcel Acreage 8.71 ac +-
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township CORDOVA Section 31-110-24
Subdivision _____ Lot _____ Block _____

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

Cordova Township notified on June 21 2018
(Township Name) (Date)

Board Member Harry Madsen regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

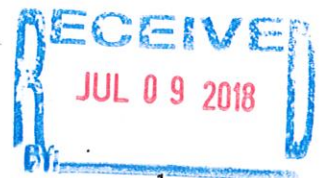
- 507 649 4024
2nd Monday 8:30 PM
- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
 - Twenty three ¹⁵ ~~(23)~~ copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
 - Electronic version of any supporting documents 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>BOAT DETAILING and open STORAGE</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: 8 AM - 9 PM Storage, 8 AM - 4 PM detail
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: 1 employee, 12 trips / day
3. LIST OF PUBLIC HEALTH PLANS:
 - I. Water Supply: private well
 - II. Toilet facilities: portapot
 - III. Solid Waste Collection: LJP WASTE DUMPSITE
4. FIRE PREVENTION: N/A
5. SECURITY PLANS: Lights around building & security gate
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.)
N/A
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:
N/A
10. EXTERIOR LIGHTING: yes
11. PARKING AND LOADING: N/A
12. SIGNAGE: on gate See Description of Request
13. ROAD ACCESS: (Approved by the road authority) yes
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)



2

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.

[Signature]
Applicant signature

7-6-18
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.

Man Tieg, PK
Property Owner signature

7-6-18
Date

OFFICE USE ONLY

Request: Open/outdoor - storage sales + SUVs

Pre-App Date 7-26-18
Meeting Date 8-23-18
60 Day 9-24-18
Zoning District RC

Lake Classification RD
Lake Jackson
FEMA Panel # 27079C0 270
Flood Zone X-outside

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

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

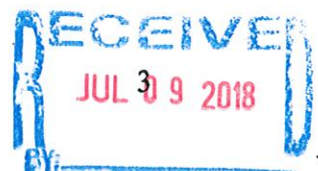
- ☒ Access Approval
- ☒ Erosion Control Plan
- ☒ Blue Prints
- ☐ Other

- ☐ Septic
 - ☒ Meeting
 - ☒ Fee
 - ☐ Penalty
- Comp Insp / Design
Reg / ATF / Spec
\$ 2,790

☒ Application Complete

Michael R. [Signature]
Planning & Zoning Department Signature

7-26-18 18154
Date Permit #



Le Sueur County

Conditional Use Application

I. Applicant:

Name LOREN SPRENG
Mailing Address 108 1/2 MAIN ST.
City LE Sueur State MN Zip 56058
Phone # 612-655-2306 Phone # _____

II. Landowner:

Name Jim Losinski
Mailing Address 24401 SCOTCH LAKE RD
City CLEVELAND State MN Zip 56017
Property Address _____
City _____ State _____ Zip _____
Phone # _____ Phone # _____

III. Parcel Information:

Parcel Number 02-031-5100 Parcel Acreage 8.
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township CORBONA Section 31
Subdivision _____ Lot _____ Block _____

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

(Township Name) Township notified on _____ (Date)

Board Member _____ 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

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- ☐ 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**

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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.

[Signature]
Applicant signature

7-25-18
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.

[Signature]
Property Owner signature

7-25-18
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 # _____

Description of Request

Loren Edberg DBA "The Craft"

108 N Main St. Le Sueur MN 56058
Boat Detailing Shed with Open Storage

This Pole Shed will be coverage for boat detailing work and wrapping. The detailing will consist of interior and exterior liquid (Hot Sauce), vacuum, and window cleaning.

The Hot Sauce liquid application consists of simply spraying on and wiping off

This protects vinyl, leather and rubber from the sun's rays

It is safe, water-based solution, and does not leave greasy film.

Non-corrosive, biodegradable

A microfiber cloth is used for wipe down, cloths are machine washable.

This process goes exactly like this, spray bottles are used. You spray the "Hot Sauce" on and immediately wipe off with clothe there is no run off and no over spray. To dispose of any extra liquid we will have a 55 gal drum outside the pole shed with a funnel where we can the safely dump the excess into. When full we will take the 55 gal. drum to a recycle area and dispose. When it comes to detailing boats there is no high-pressure wash,

After the detailing some owners may want the boat wrapped for the winter months we will also provide this service, this will consist of a vinyl wrap that gets heat and pressed on the boat and or pontoon.

You take the wrap spread it over the boat or pontoon, physically press tight against the vessel then apply heat from a blow dryer. This will all be done inside the pole shed where it is clean and out of site.

The Wrap disposal will be a recyclable dumpster that a company will come and pick up on a as needed basis.

The detailing will consist mostly us bringing the boat from clients location, cleaning the boat and then we will take it back to the clients location.

The estimated usage that our one employee will be using vehicles coming in and out of the driveway would be approx. 12 per day depending on growth this could be a little higher, large percentage of vehicles will be our own truck.



Object is to build a 30x45 Pole Shed. Southern gable end will have a slide door, East side of building will have walk thru door, the floor will be class 5 gravel, the roofline will have gutters to displace water shed.

The location of the shed will be Parcel 1 with the Northeast pin location will be where the measurement begins for the location of the Pole Shed. 140 feet south and 55 feet West of said pin is the starting location of Pole Shed. From there will for 30 feet to West and 45 feet to North.

There is no grading for pole shed (look at grading sketch) Class 5 lime rock will be floor of shed. Future improvements would be possible cement floor with No floor.

While in construction roll bearer will be in place around the building for erosion purposes.

We will have an LJP waste container for garbage collecting on site.

We will have a dumpster for vinyl wrap waste provided by Tri county solid waste (Al Christensen).

For our liquid waste we have lined up with Mobile Collection service that we will take this waste to that location during that month and deposit there.

We will have a Port-a-Pot located at the West end of the pole shed.

There will be exterior lights on building to illuminate all sides of building for security reasons.

There will be a well drilled on this property to give water access to the property. This will be located properly so any future expansion for a sewer system if needed will be able to work. The Hydrant will be inside the shed located south west corner of shed.

There will be locks on all doors to discourage break ins. To get to Pole Shed we will be using the existing driveway going north from Scotch Lake Road, we will be running electrical line under the driveway. The closing on this property parcel number 02.031.6100 on July 27, 2018. There will be a security gate in the front of the drive way that will be closed when no one is at the property.

This drive way is being upgraded with approx. 46 cubic yards of road gravel, it will be 30ft wide by 450ft driving surface from Scotch Lake Road to the building site. Around the building site we will have 60ft clearance for turnaround area with no obstruction, the turnaround area will be class 5 gravel. Per David Tiegs county engineer the approach from scotch lake road has to be a minimum 14-foot-wide access, we will be 30 foot access.

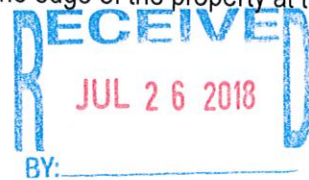
There will be a security gate near the entrance of the property.

The service of detailing is mostly done with a word of mouth advertising, we will have a signage only on security gate that is at the beginning of the drive way off Scotch Lake Rd. at the edge of the property at this time.

Open boat storage will consist of the following:

Per Recreational Commercial District requirements:

This purpose for detailing and open storage falls under subdivision 3 conditional uses under letter M.



-open and outdoor storage, sales and service.

The open storage will be used for boats and pontoons

Open storage will have an alfalfa/grass base for parking

The space will be environmentally protected from erosion and hardy enough not to create ruts when driving on it.

The goal is to store a minimum of 50 boats/pontoons that are either tarped or wrapped with a vinyl wrap. Although the area is large enough to store 150 boats/pontoons.

Boat storage will be open storage, the boats will be placed in separate rows on alfalfa/grass mix. This mix will ensure we will avoid roots from traveling on said land and at the same time avoiding any erosion that may take place after heavy rains. This area is protected on all sides from any viewing from residents and passer buyers. The majority if not all boats will be seasonal From Oct to May.

With a single file rows these vessels will be in line to be organized and clean looking. It is very important to us to move the boats every week to mow underneath the vessels and then move them back again. This also helps with rodent control.

Operating hours will be 8:00 am to 9:00 pm for the open storage and 8:00 am to 4:00 pm for any detailing. An employee will be on property when necessary to be open till 9:00 pm. (later operation time is meant for bringing boats to storage)

For screening the property:

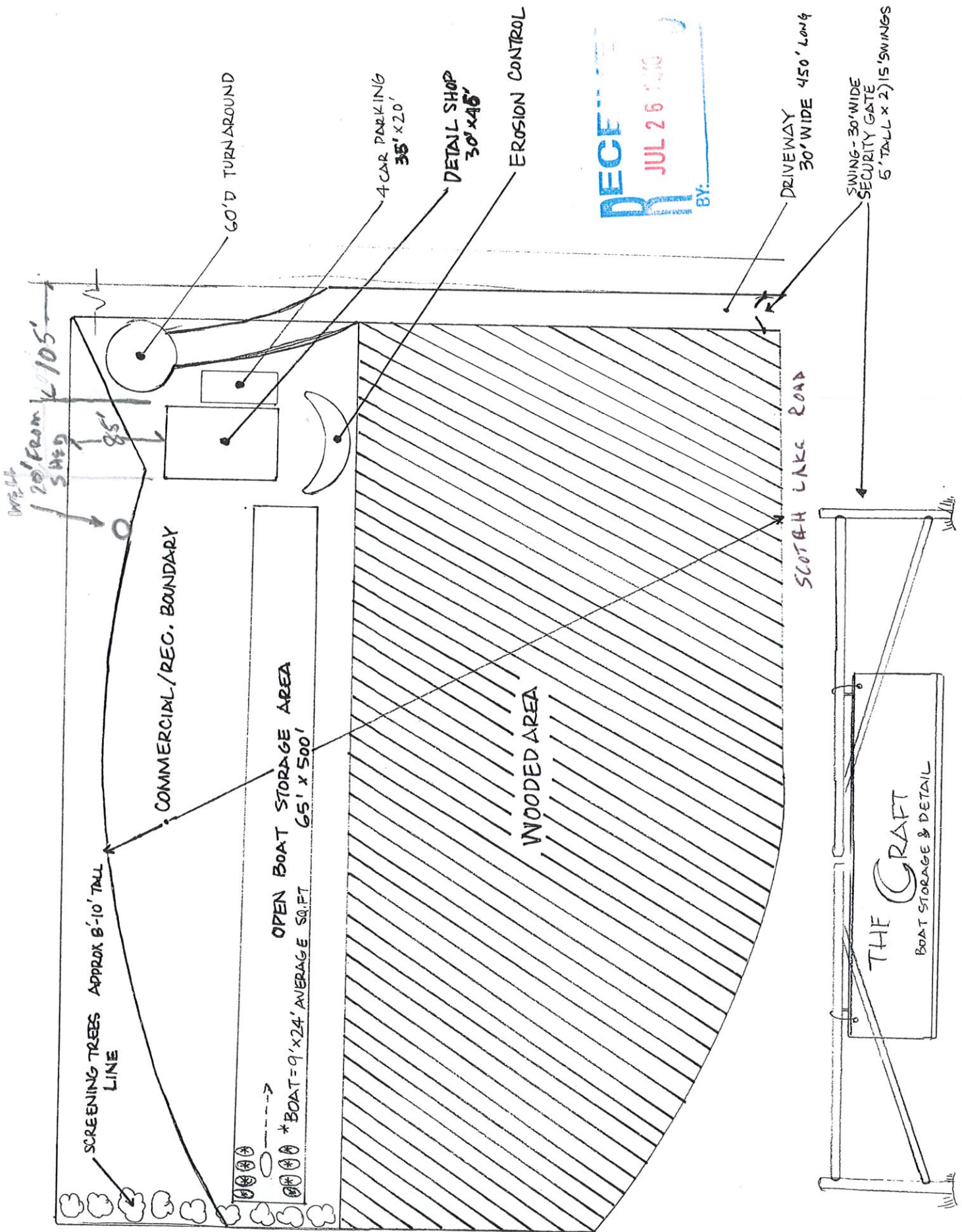
We will be adding Spruce trees to the western side of Parcel 1, following the property line.

There will be approximately 10- 4-inch diameter trees around 9-13 feet tall.

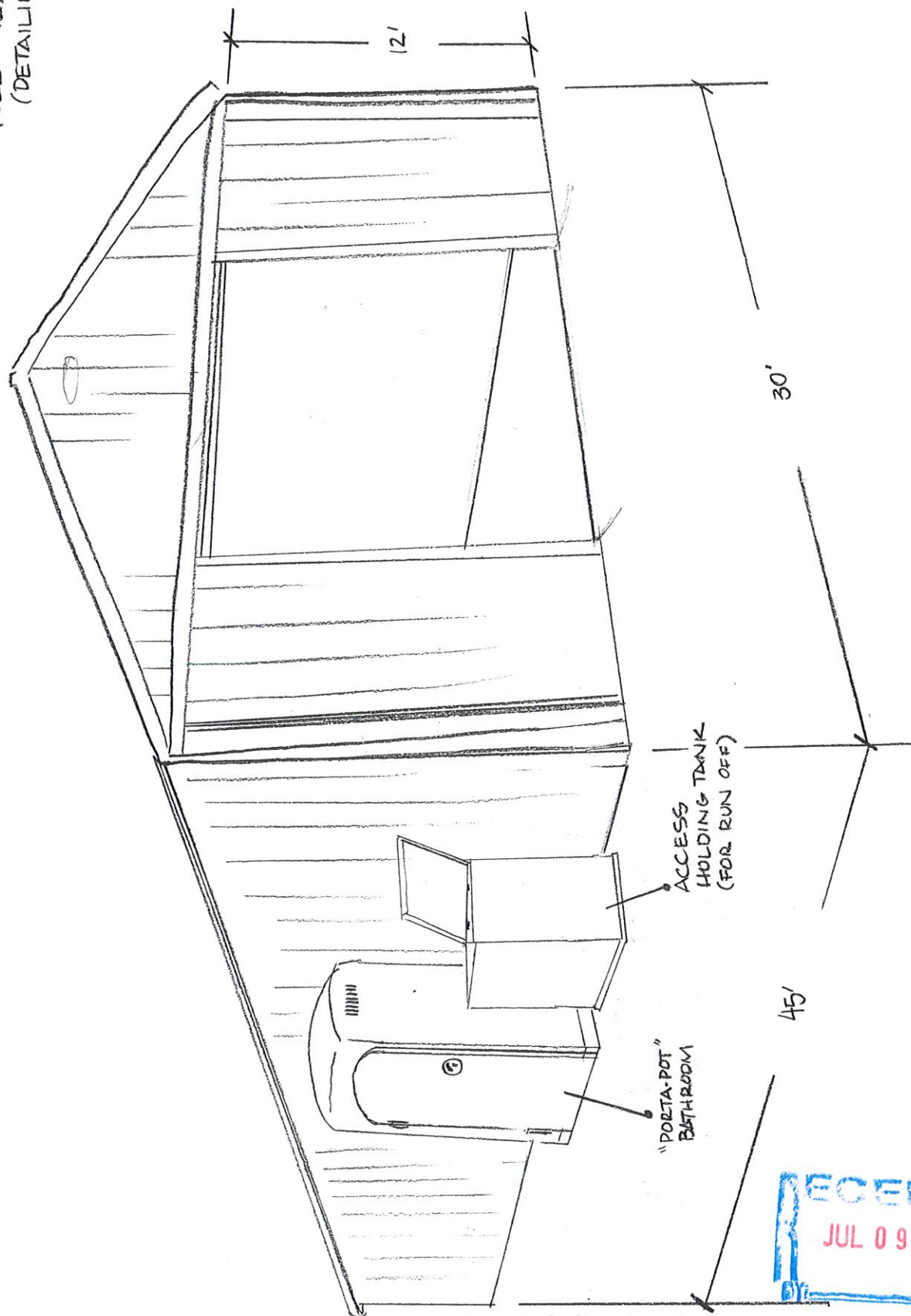
They will be spaced equally at 15ft on center.

This screening will be used for limited viewing from Scotch Lake Road.



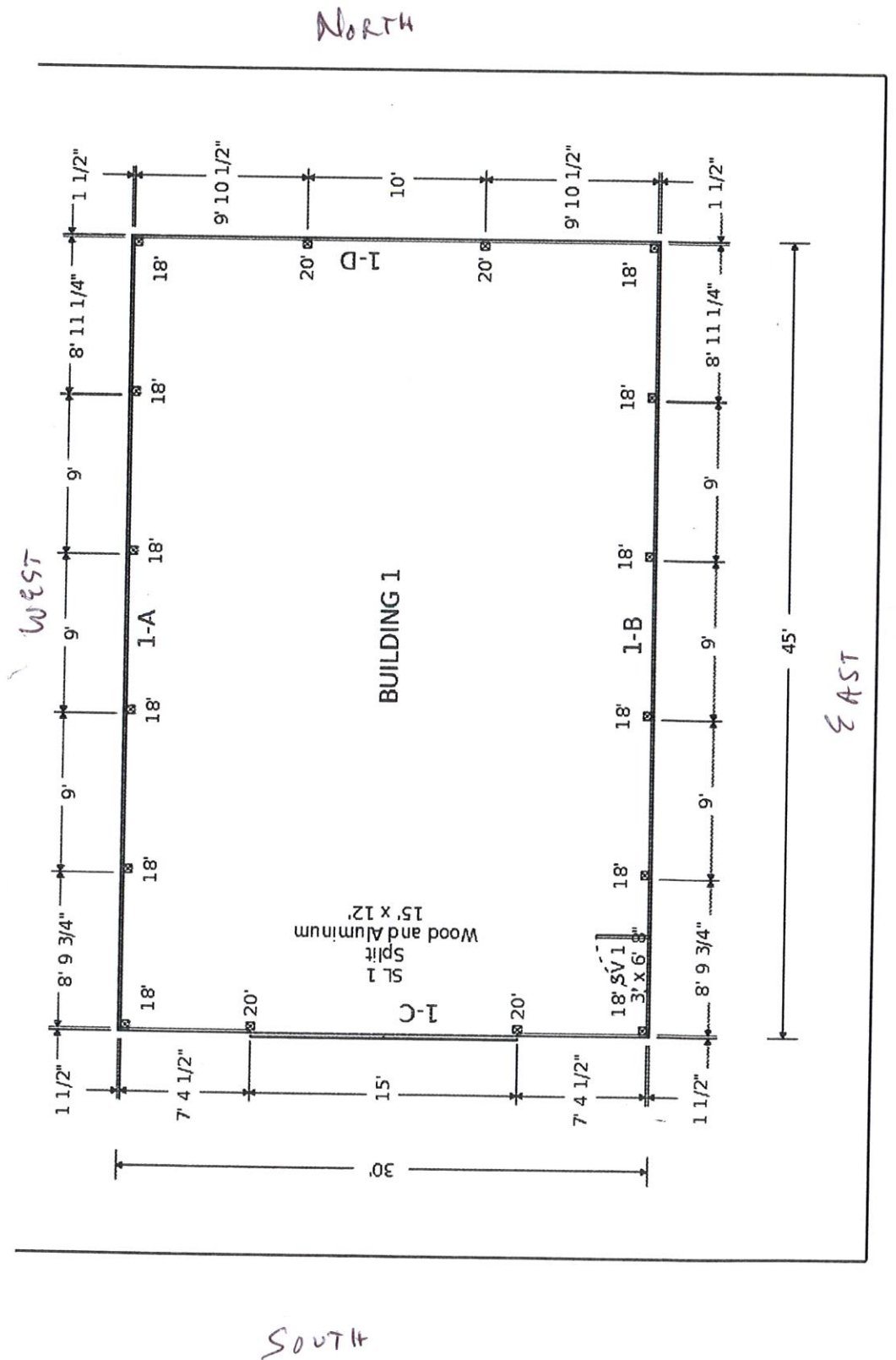


POLE SHED
(DETAILING)

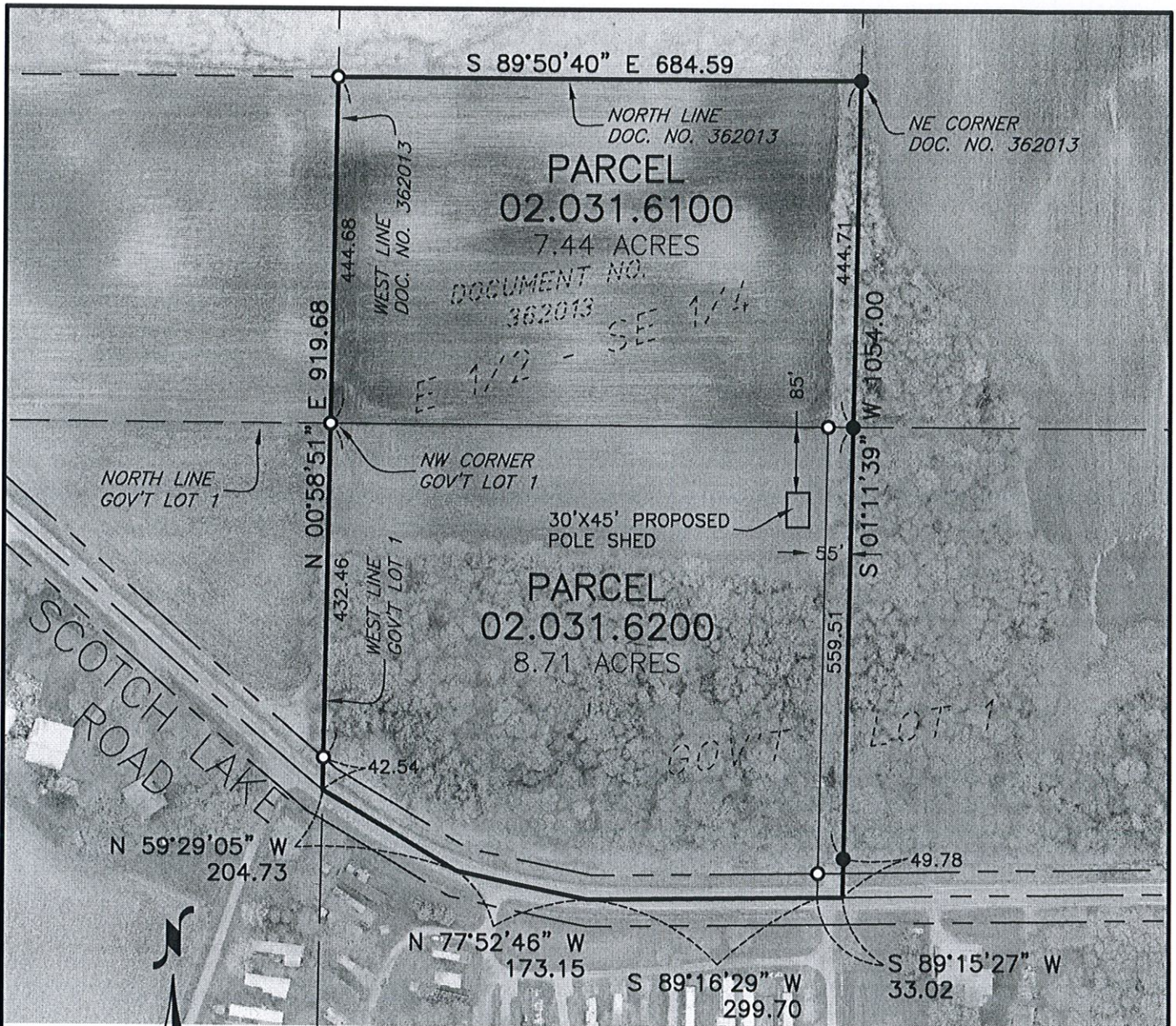


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BY: _____

POLE SHED
LAYOUT



H:\EDBEL PR\M33116760\CAD\C3D\116760BD1.dwg 6/25/2018 1:32 PM



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 19789
- MONUMENT FOUND

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report 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
Rory Jensen
License Number 19789

6/25/2018
Date

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CERTIFICATE OF SURVEY CORDOVA TOWNSHIP, LE SUEUR COUNTY, MINNESOTA



**BOLTON
& MENK**

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

PART OF THE E 1/2 OF THE SE 1/4 OF
SECTION 31, TOWNSHIP 110 NORTH,
RANGE 24 WEST, CORDOVA TOWNSHIP,
LE SUEUR COUNTY, MINNESOTA

FOR: ED BERG, LOREN



JOB NUMBER: M33.116760

FIELD BOOK:

DRAWN BY: CDS

4.0 S31-T110N-R24W-(41&44)

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

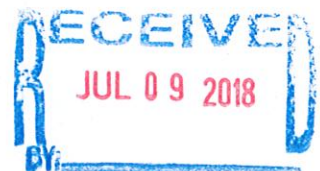
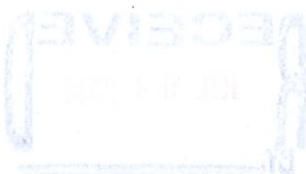
Erosion and Sediment Control Plan

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

Property Owner: LOREN EGGAN PID: 02.031.6100
Mailing Address: PO Box 48 Le Sueur MN 56058
Property Address: _____
Phone: (612) 655 2306 Mobile/Cell: () _____
Responsible party for Implementation/Inspection: LOREN EGGAN
Address: PO Box 48 Le Sueur MN 56058
Phone: (612) 655 2306 Mobile/Cell: () _____

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

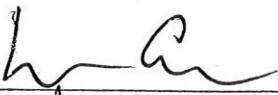
12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the 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)

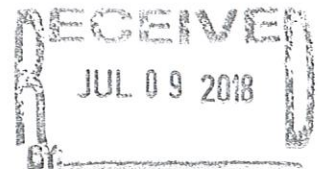
7-9-18

(Date)

7.9.18

(Date)

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



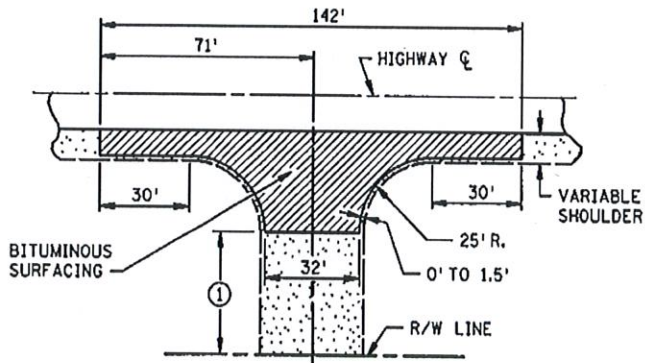
Mettler, Michelle

From: Tiegs, David
Sent: Wednesday, June 27, 2018 10:33 AM
To: Mettler, Michelle; McCabe, Doug
Cc: 'lpedberg@gmail.com'
Subject: Entrance Review
Attachments: DOC062718.pdf

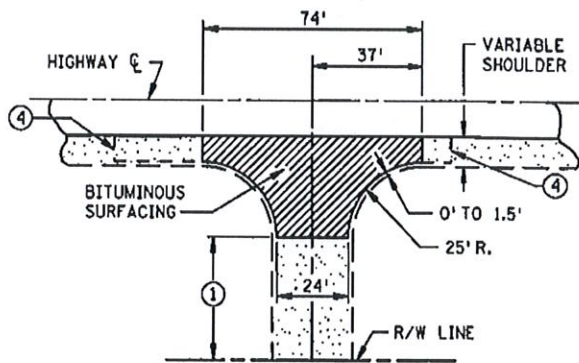
Michelle, Last week I was contacted by Loren and Peg Edberg to review an existing entrance for parcel 02.031.6200, to be used as access to a storage building. Please note that the existing entrance is located on property owned by James and Anne Losinski and this review does not imply any legal right by the applicants to use it. It will be the responsibility of the applicants to obtain that right if it doesn't already exist.

The entrance location was reviewed by Le Sueur County Highway Department Engineering Staff. The location of the existing entrance is acceptable. I am recommending that the applicant improve the approach to the entrance to meet the attached standards (The approach is too steep). These standards are attached with this email. Should you have any questions or the applicant would like someone from our staff to meet them on site to discuss the requested improvements please let me know.

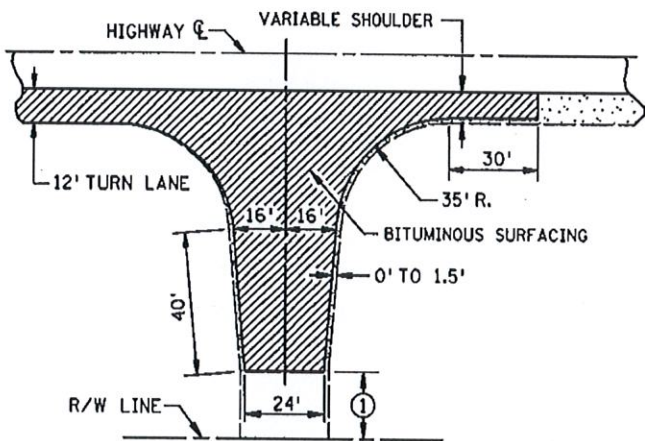
Thanks,
Dave Tiegs
Le Sueur County



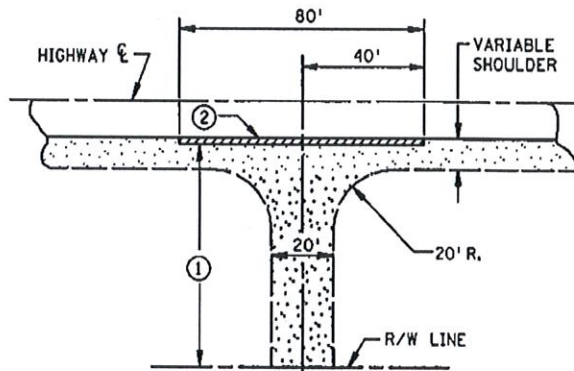
COMMERCIAL - INDUSTRIAL - FARM ENTRANCES



RURAL RESIDENTIAL ENTRANCE

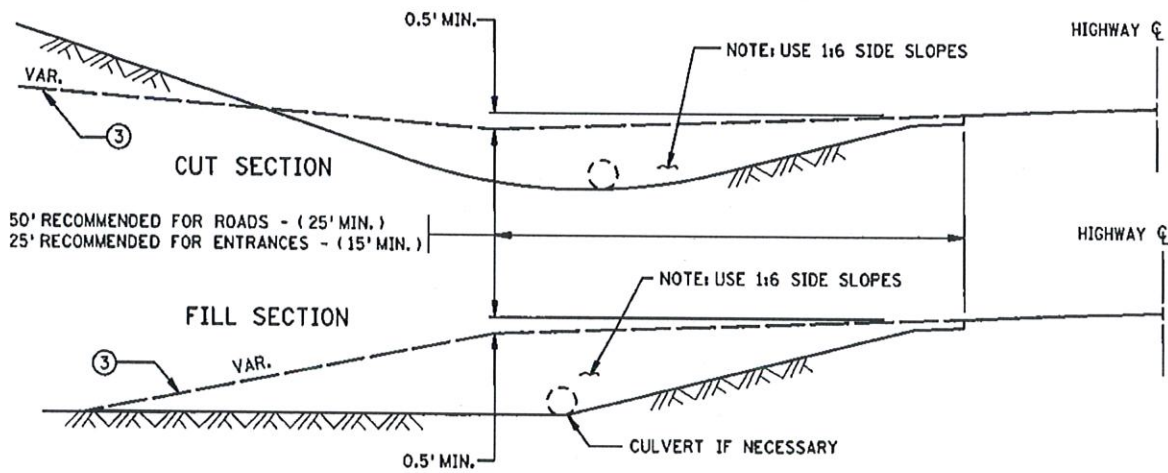


LOW VOLUME ROAD



FIELD ENTRANCES

- ① SURFACING TO MATCH EXISTING CONDITIONS, WHERE THERE IS NO SURFACING, PLACE GRAVEL BEYOND BITUMINOUS SURFACING TO R/W LINE.
- ② PLACE 2 FT. WIDE BITUMINOUS SURFACING AS DIRECTED BY ENGINEER.
- ③ 8% MAXIMUM COMMERCIAL; 15% MAXIMUM RESIDENTIAL.
- ④ THE USE OF PAVING SIMILAR TO COMMERCIAL ENTRANCES MAY BE APPROPRIATE FOR SOME RESIDENCES - AS SHOWN IN PLANS OR DIRECTED BY THE ENGINEER.



CROSS SECTIONS

APPROVED SEPT. 27, 2012

[Signature]
STATE DESIGN ENGINEER

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION

APPROACHES AND ENTRANCES
RECOMMENDED STANDARDS

SPECIFICATION
REFERENCE

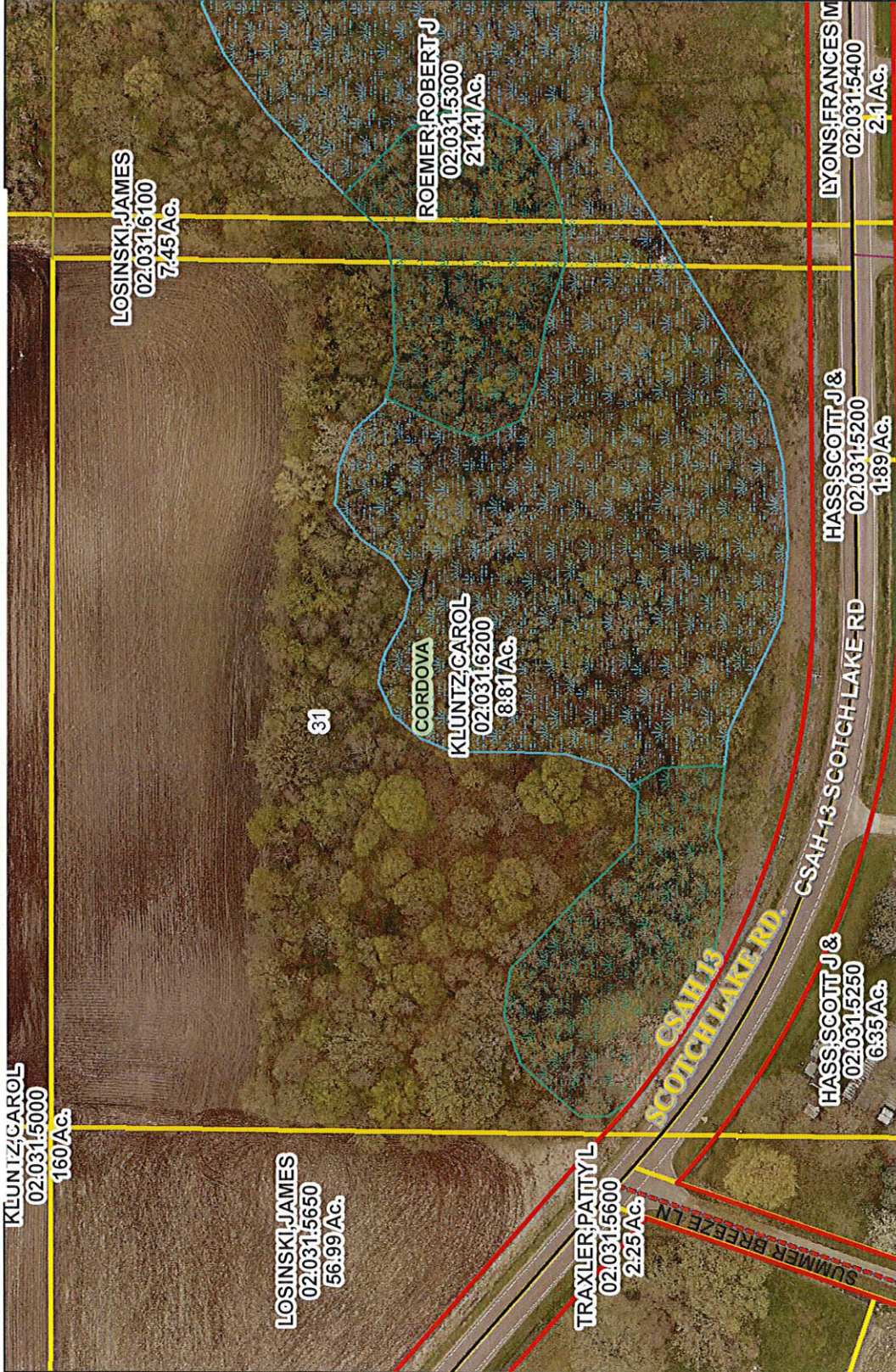
RECEIVED
JUL 09 2018

STANDARD
PLATE
NO.

9000E

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Edberg
 PID: 02.031.6200
 DATE: 08-01-18
 FIRM #: 27079C0270D
 F-Zone: X-outside
 RFPE: 1022.86
 District: Recreational
 Commercial



Map Disclaimer

Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps. These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.
 *The maps are date specific and are intended for use only at the published scale.
 *These maps should not be used for navigational, engineering, legal, or any other site-specific use.

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2017

Created By: MRM



LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538

