



Le Sueur County, MN

Thursday, February 12, 2015

Regular session

Item 1

MINUTES

Staff Contact: Kathy Brockway or Michelle Mettler

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
February 12, 2015

MEMBERS PRESENT: Jeanne Doheny, Don Rynda, Shirley Katzenmeyer, Steve Olson,
Doug Krenik, Al Gehrke, Betty Bruzek, Pam Tietz

MEMBERS ABSENT: Don Reak, Chuck Retka,

OTHERS PRESENT: Michelle Mettler, Commissioner Connolly

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

ITEM #1: **JOHN MCGILLEN, KILKENNY, MN, (APPLICANT/OWNER):** Requests that the County grant a Conditional Use Permit to allow grading, excavating and filling of approximately 80.5 total cubic yards of material within a bluff and within a shore impact zone for a shoreland restoration project in a Recreational Residential "RR" District on a Recreational Development "RD" lake, Gorman Lake. Property is located in the NE 1/4, Section 14, Cordova Township.

Michelle Mettler presented power point presentation. John McGillen, Rich Hacket of Hacket Construction were present for application.

TOWNSHIP: Notified per application process.

DNR: Email from Dan Giralamo, DNR, follow brochure for beach blanket and rip rap and no public waters permit is required.

LETTERS: None

PUBLIC COMMENT: None

Discussion was held regarding: Timeframe-spring/summer; Silt fence in the water-DNR requirement; Demonstrated erosion problem in order to have rip rap, verified by staff onsite visit; Stairs-wood construction; Retaining wall-2'-3' high, 2'-3' wide made of field stone.

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.*

Motion was made by Al Gehrke to approve the application as written. Seconded by Don Rynda. Motion approved. Motion carried.

TEM #2: **JAIME MIRANDA OTERO, NEW PRAGUE, MN (APPLICANT); DOUG PINT, NEW PRAGUE, MN (OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant to establish and operate a contractor/construction company along with a shop/yard

in an Agriculture "A" District. Property is located in the NW 1/4 of Section 10, Lanesburgh Township.

Michelle Mettler presented power point presentation. Jaime Otero & Doug Pint were present for the application.

TOWNSHIP: Notified per application process.

DNR: N/A LETTERS: None

PUBLIC COMMENT: None

Discussion was held regarding: Highway Department approved access; Own 8 trucks now, plan to expand to 12-20 trucks, room for growth; East of Railroad tracks; New dwelling being constructed behind this property; Is currently a vacant lot; Drainage is to the south; 50' setback to the property line for the principle use; 75' setback to the wetland for structures and septic; No proposed fuel storage onsite, have a St. Paul company fuel the trucks at the jobsite; Waste oil is contained in totes & picked up or delivered to a recycling facility; Mechanic work to be done on own as much as possible such as brakes, grease, etc, anything more would require to be taken to a mechanic; Security lighting all around the structure; Trucks are dump trucks, tandem, no semis; Not a lot of truck traffic; Water & sewer proposed; No construction material storage onsite, trucks only; No signage proposed; Hours of operation will be 6 am to 11pm for the shop, 8am to 5pm office hours; Proximity of dwellings to the businesses; Discussion regarding lighting, lot is in a low area; Discussion regarding permitted uses versus conditional uses; May put in a chain-link fence w/inserts for privacy; Lighting, ordinance requirements for lighting and surrounding properties, suggestion to keep lighting in mind.

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.***

Motion was made by Doug Krenik to approve the application as written. Seconded by Betty Bruzek. Motion approved. Motion carried.

Motion was made by Betty Bruzek to approve the minutes from the December 11, 2014 meeting by Seconded by Steve Olson. Motion approved. Motion carried.

DISCUSSION: Proposed ordinance revision workshop after March Planning Commission meeting. Carpool available for workshop in Mankato tomorrow.

Motion to adjourn meeting by Al Gehrke. Seconded by Shirley Katzenmeyer. Motion approved. Motion carried.

Meeting Adjourned.

Respectfully submitted,
Shirley Katzenmeyer
Michelle R. Mettler

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