



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: SEPTEMBER 10, 2015

TIME: 7:00 PM

PLACE: LE SUEUR COUNTY 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 and Zoning Commission Notice of Public Hearing |
| ITEM #2 | Planning and Zoning Commission Agenda |
| ITEM #3 | Seely Packet |
| ITEM #4 | Helmstetter Packet |
| ITEM #5 | Solheid Packet |
| ITEM #6 | Planning and Zoning Commission Draft 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, September 10, 2015

Regular session

Item 1

Planning and 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**

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

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

DATE: **SEPTEMBER 10, 2015**

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 **AUGUST 25, 2015**.

ITEM #1: CHRISTOPHER SEELY, CLEVELAND, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 500 cubic yards of material outside the shore impact zone in a Special Protection "SP" District, on a Natural Environment "NE" lake, Lake Henry. Property is located in the Government Lot 1, Section 34, Cleveland Township & Government Lot 3, Section 3, Cleveland Township.

ITEM #2: STEVEN HELMSTETTER, KASOTA, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 1310 cubic yards of material in a Urban/Rural Residential "R1" District. Property is located in the NE 1/4 SW 1/4, Section 9, Kasota Township.

ITEM #3: ERIC SOLHEID CONSTRUCTION, NEW PRAGUE, MN, (APPLICANT); JOEL & DEBBIE SOLHEID, NEW PRAGUE, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 330 cubic yards of material outside the shore impact zone in a Special Protection "SP" District, on an un-named stream. Property is located in the W 1/2 NW 1/4, Section 3, Derrynane 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, September 10, 2015

Regular session

Item 1

Planning and Zoning Commission 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: September 10, 2015

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 DENISE at 357-8538

AGENDA:

Meeting Called
to Order.

ITEM #1: CHRISTOPHER SEELY, CLEVELAND, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 500 cubic yards of material outside the shore impact zone in a Special Protection "SP" District, on a Natural Environment "NE" lake, Lake Henry. Property is located in the Government Lot 1, Section 34, Cleveland Township & Government Lot 3, Section 3, Cleveland Township.

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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, September 10, 2015

Regular session

Item 1

Seely Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Chris Seely

911 ADDRESS: 27684 Lake Jefferson Road, Cleveland MN 56017

PROJECT DESCRIPTION: Allow grading, excavating, and filling of 500 cubic yards of material outside the shore impact zone.

ZONING DISTRICT CLASSIFICATION:

The intent of the Special Protection (SP) District is to guide the wise development and utilization of shorelands of public waters for the preservation of water quality, natural characteristics, economic values and the general health, safety and welfare of all public waters in the unincorporated areas of the County. Further, the purpose of this district is to manage areas unsuitable for development due to wet soils, steep slopes or large areas of exposed bedrock; and to manage areas of unique natural and biological characteristics in accordance with compatible uses.

ZONING DISTRICT PURPOSE:

Lands within this Zoning District include shoreland areas adjacent to Recreational Development (RD) and Natural Environment (NE) lakes, agricultural and transitional rivers and tributary streams where agriculture or open space is the predominant use. The water feature needs protection from development and agriculture uses should utilize best management practices that prevent or reduce nonpoint source pollution to surface or groundwater. Housing density should be the same as in the Agriculture (A) District. Dwellings, livestock production and other intense land uses should be kept to a minimum. However, transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), providing 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:

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.

ZONING ORDINANCE SECTIONS: Section 13.1, Section 18, Subdivision 3.

ORDINANCE REQUIREMENT:

Grading, excavating or filling activities, excluding small capacity rain gardens, involving the movement of more than fifty (50) cubic yards of material that is not in connection with another permitted use, or within shore or bluff impact zones involving the movement of more than ten (10) cubic yards of material, including but not limited to, rip rap, sand and gravel. Activities associated with the maintenance or improvement of public roads are exempt.

Conditional Use	Conditional Use Requirements
>50 cubic yards outside Bluff and Shore Impact Zones	<u>Parcels < 5 acres:</u> Scaled site plan w/ 2-foot contours depicting existing and proposed topography. As-Built upon completion. Site Plan(s) and As-Built completed by a surveyor or engineer.

TOWNSHIP BOARD NOTIFICATION

The applicant contacted John Kluntz, Cleveland Township Board member on October 28, 2014.

SITE INFORMATION

LOCATION: 4.53 acres, Government Lot 1, Section 34, Cleveland Township & Government Lot 3, Section 3, Cleveland Township.

ZONING: Special Protection "SP" District, on a Natural Environment "NE" lake, Lake Henry

GENERAL SITE

DESCRIPTION: Lakeshore, existing building site, scattered residential

ACCESS: New off Lake Jefferson Road (approved by the Asst. County Highway Engineer)

EXISTING LAND USE WITHIN ¼ MILE:

North: Ag South: Lake Jefferson
East: Lake Henry West: Ag

LAKE: Lake Henry, Natural Environment

Natural Environment Lake - Lakes that usually have less than one hundred fifty (150) total acres, less than sixty (60) acres per mile of shoreline, and less than three (3) dwellings per mile of shoreline. They may have some winter kill of fish; may have shallow, swampy shoreline; and are less than fifteen (15) feet deep.

RFPE: Regulatory Flood Protection Elevation: **1028.51** Lowest floor must meet RFPE.

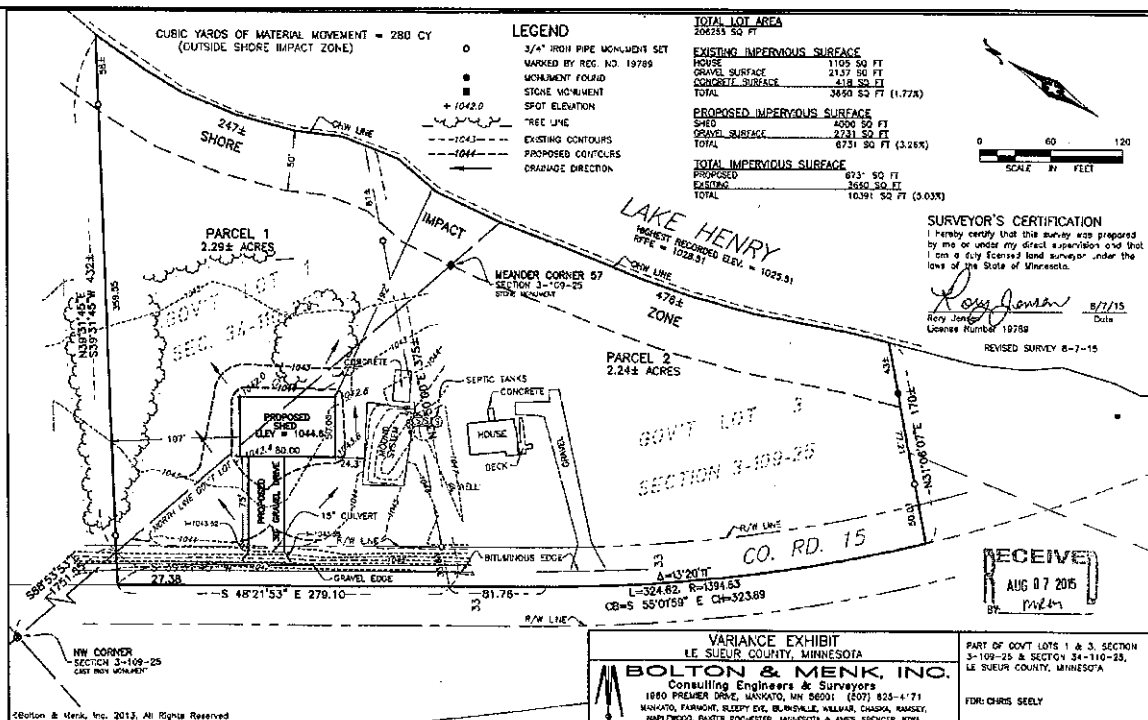
VARIANCE: Variance from the Ordinary High Water Level (OHWL) granted in July of 2015 with the condition to add additional screening between the shed and the lake.

NATURAL RESOURCES INFORMATION

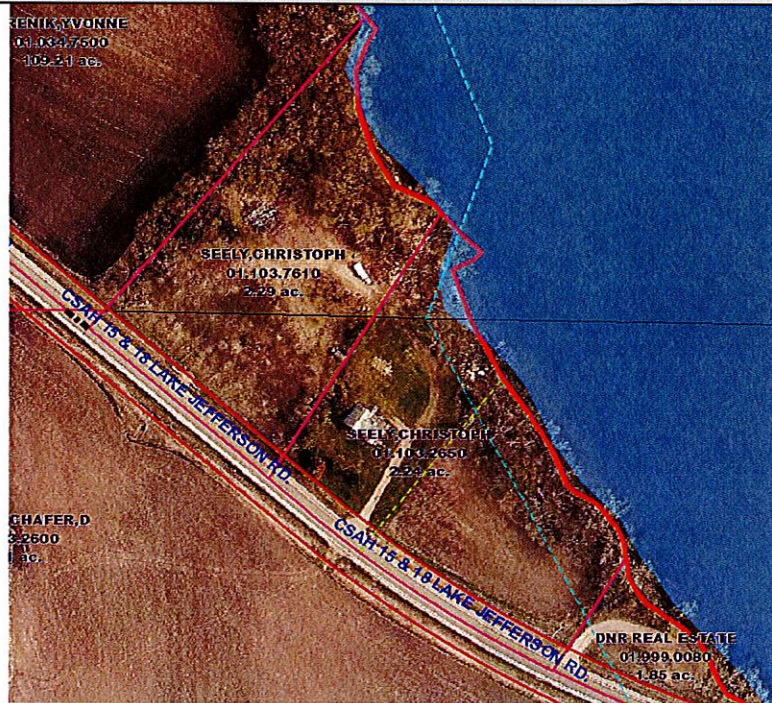
SHORELAND: The proposal is located within the Shoreland District.

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

SITE PLAN



AERIAL PHOTO



ATTACHMENTS

Application, narrative, survey, erosion control plan, letter from LSC Resource Specialist

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 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.
A D NA
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. **A D NA**

3. The adequate utilities, access roads, drainage and other facilities have been or are being provided.
A D NA
4. The 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. **A D NA**

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

**LE SUEUR COUNTY
CONDITIONAL USE PERMIT CRITERIA
PERMIT # 15185**

Applicant: CHRISTOPHER SEELY

Date: 09-10-15

Conditional Use Permit Request: to allow grading, excavating, and filling of 500 cubic yards of material outside the shore impact zone in a Special Protection "SP" District, on a Natural Environment "NE" lake, Lake Henry. Property is located in the Government Lot 1, Section 34, Cleveland Township & Government Lot 3, Section 3, Cleveland Township.

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 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.*

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
1.											
2.											
3.											
4.											

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 main 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 Christopher D. Seely
Mailing Address 27684 Lake Jefferson Rd.
City Cleveland State MN Zip 56017
Phone # 507-317-2820 Phone # 507-312-0163

II. Landowner:

Name "
Mailing Address _____
City _____ State _____ Zip _____
Property Address _____
City _____ State _____ Zip _____
Phone # _____ Phone # _____

III. Parcel Information:

Parcel Number 01.103.7610 Parcel Acreage ~~0.0000~~ 4.53 acres
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township 110 ~~00000~~ Section _____
Subdivision _____ Lot _____ Block _____

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

Cleveland Township notified on 10/28/14
(Township Name) (Date)

Board Member John Kluntz 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.**

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:

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

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.

Christopher Seely
Applicant signature

8/6/15
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.

Christopher Seely
Property Owner signature

8/16/15
Date

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 checked="" 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>500</u>
<input type="checkbox"/> Within Shore Impact Zone	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: <u>500</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: see attached
 2. ADVERSE IMPACT ON SURROUNDING AREAS: "
 3. STORMWATER RUNOFF: "
 4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: "
 5. WETLAND IMPACT: "
 6. SLOPE STABILITY: "
 7. CERTIFICATE OF INSURANCE: not required
 8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) not required

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.

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: 500
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

Pre-App Date 8-10-15
 Meeting Date 9-10-15
 60 Day 10-9-15
 Zoning District SP

Lake Classification NE
 Lake Henry
 FEMA Panel # 27079C0 265
 Flood Zone X-outside

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

COB-new

☒ Request Description

☒ Access Approval

☒ Septic **Comp Insp / Design**

☒ Site Plan

☒ Erosion Control Plan

☒ Meeting Reg / ATF / Spec

☒ Full Legal

☐

☒ Fee \$ 796-

☒ Ordinance

☐ Other _____

☐ Penalty \$ _____

☒ Application Complete

Michelle R. Motte
 Planning & Zoning Department Signature

8-10-15
 Date

15185
 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: 8/21/2015

To: Le Sueur County Planning and Zoning Commission

From: Joshua Mankowski, Environmental Resources Specialist

Applicant: Christopher D Seely

Property owner: Christopher D Seely

Property: 01.103.7610

Description: Request is for a Conditional Use Permit to allow for the movement of 500 Cubic Yards of material to construct a suitable foundation for a 50x80 ft. shed. The project is located near Lake Henry, a Natural Environment lake located in a Special Protection District.

Recommendation: I recommend approval of the Conditional Use Permit. An OHWL Setback Variance was approved July 16th 2015 with the condition that he work with staff to add additional screening between the shed and the lake.

Sincerely,

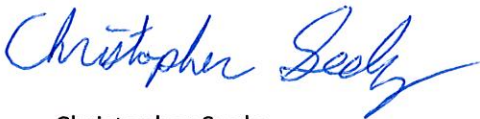


Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

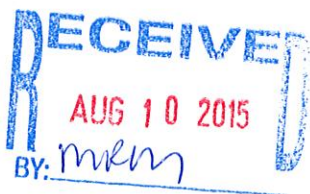
Full Description for Conditional Use Permit

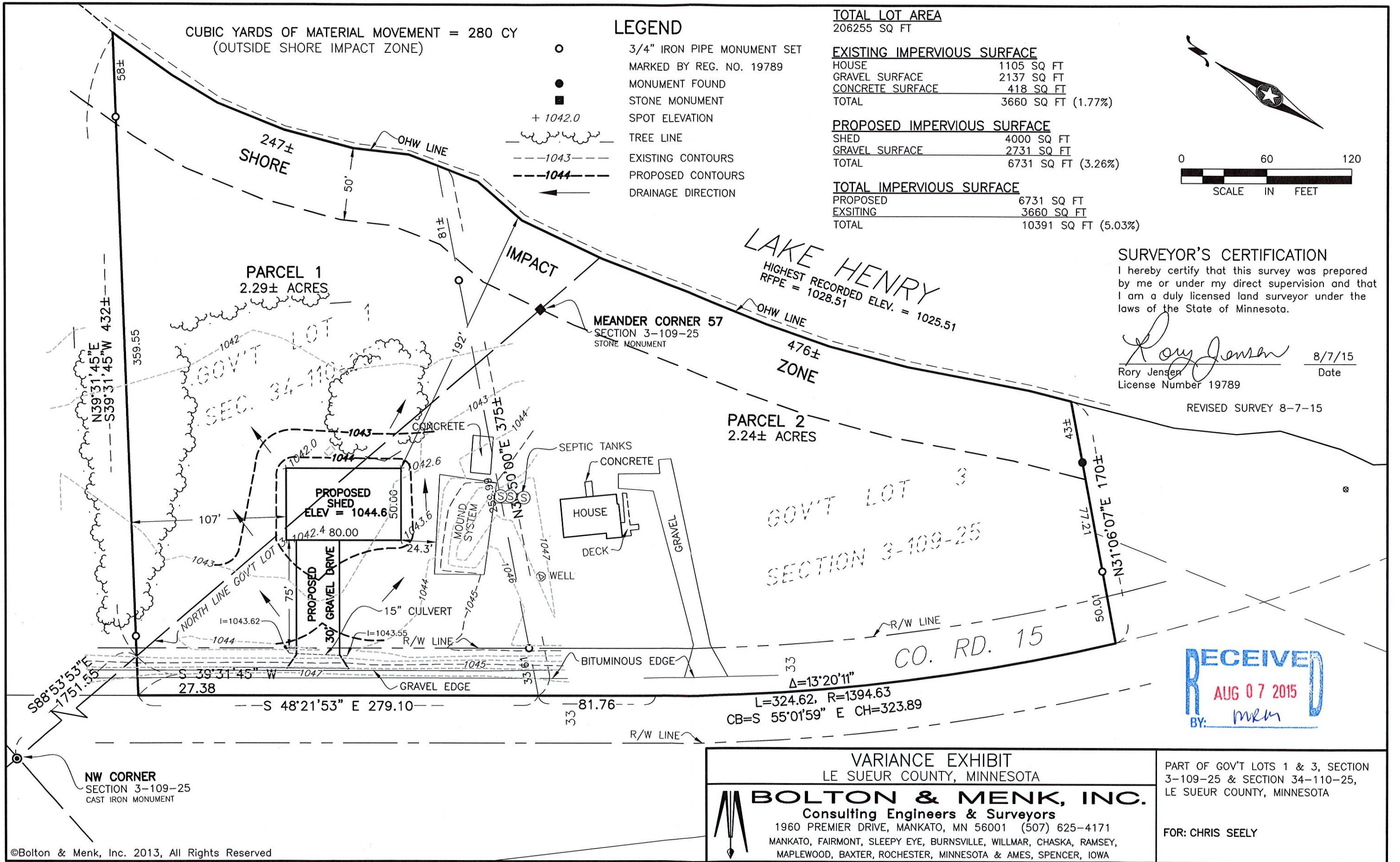
I, Christopher Seely have hired the Zimmermans to create a shed pad and driveway for my accessory structure. This project will be calling for a total of 500 cubic yards of total material movement, therefore exceeding the 50 cubic yards allowed without obtaining a Conditional Use Permit. The Zimmermans shall complete this task by using an excavator, a dozer, and dump trucks. They will be scraping off topsoil that will later be used to slope away from the building and provide me with minimum of 4 inches of back dirt to be used for reseeding. The Zimmermans will then be hauling in 350 yards of a dirt and sand fill for the driveway and shed pad from their pit located near their farm by German Lake. The pad will be elevated 1 foot from original height of ground. There will be a silt fence in place to prevent any possible erosion from entering the lake. This project will have no environmental or adverse impact on the surrounding areas. No trees will need to be removed and any water will run away from the building and settle out before reaching the lake. This project will not be extending below the OHWL. There will be no wetland impact and will also not be affecting any slope stability.

Sincerely,



Christopher Seely





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

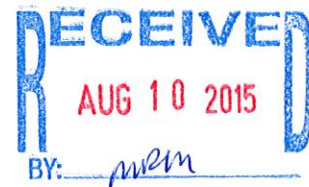
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Christopher Seely PID: 01.103.7610
Mailing Address: 27684 Lake Jefferson Rd, Cleveland, MN 56017
Property Address: "
Phone: () Mobile/Cell: (507) 317-2820

Responsible party for Implementation/Inspection: "
Address: "
Phone: () 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.

Christopher Seely
(Property Owner)

Christopher Seely
(Person Responsible for Implementation)

6/15/15
(Date)

6/15/15
(Date)

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



RECEIVED
AUG 10 2015
BY: MR. [illegible]

TOTAL LOT AREA	
206255	SQ FT
EXISTING IMPERVIOUS SURFACE	
HOUSE	1105 SQ FT
DRIVE	2137 SQ FT
GRAVEL SURFACE	418 SQ FT
CONCRETE SURFACE	
TOTAL	3660 SQ FT (1.77%)
PROPOSED IMPERVIOUS SURFACE	
SHED	4000 SQ FT
GRAVEL SURFACE	2231 SQ FT
TOTAL	6731 SQ FT (3.26%)
TOTAL IMPERVIOUS SURFACE	
PROPOSED	6731 SQ FT
EXISTING	3660 SQ FT
TOTAL	10391 SQ FT (5.03%)

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
License Number 19789

10/27/14
Date

10/27/14
Date

LEGEND

3/4" IRON PIPE MONUMENT SET
MARKED BY REG. NO. 19789
MONUMENT FOUND
STONE MONUMENT

PART OF GOV'T LOTS 1 & 3, SECTION 3-109-25 & SECTION 34-110-25, LE SUEUR COUNTY, MINNESOTA

FOR: CHRIS SEELY

4.0 S3-T109-R25-10,2
S34-T110-R25-33

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H:\PRIV_SURVEY\M33109176\CAD\C3D\109176BD

SDB106662H

JOB NUMBER: M33.109176 FIELD BOOK: 90-F PG 9 & 12 DRAWN BY: JLA

4.0 S3-T109-K25-10,2
S34-T110-R25-33

County

Regular session - 9/10/2015

Page 22 / 69

LE SUEUR COUNTY HIGHWAY DEPARTMENT

Application For Access Driveway or Entrance Permit

C.S.A.H./Co. Hwy. No. 15 (Lake Jefferson Rd.) Name of Twp. Cleveland

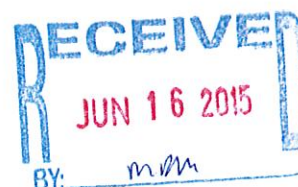
SKETCH PROPERTY, PRESENT AND PROPOSED DRIVEWAY AND RELATION TO COUNTY HIGHWAY.

Name of Applicant: Christopher D. Seely Telephone No.: (507) 317 - 2820Address: 27684 Lake Jefferson Rd.Name of Property Owner: " Telephone No.: () "Address: "Location: Co Hwy. No.: 15 in Le Sueur Co. 0.2 Miles N-S-E-W of 464th St
(circle one) (Specify Road, or intersection)Legal Description of Property 01.103.7610Purpose of Driveway: Farm Residence _____ Field Pole Shed XIs a Building to be Constructed: Yes X No _____ What kind Pole ShedPossible replacement cost of this pipe will be the responsibility of the owner: Yes/No
(Circle One)Will the Building be Temporary: _____ Permanent XDistance from center of highway to front of building is 120 feet.Is land higher? _____ lower? 3ft or level? _____ with highway.
(show feet & inches) (show feet & inches)Number of present driveways to property 1 Date Proposed driveway will be needed 8/1/15

Give exact location to Proposed Driveway to Property: (Give lath to mark center of Proposed Driveway)

Culvert has already been placed in driveway location.

I, We, the undersigned, herewith make application for permission to construct the access driveway at the above location, said driveway to be constructed to conform with the standards of the Minnesota Highway Department and to any special provisions included in the permit. It is agreed that all work will be done to the satisfaction of the Le Sueur County Highway Department. It is further agreed that no work in connection with this application will be started until the application is approved and the permit issued.

6/8/15
DateChristopher Seely
Signature of Applicant

Office Use Do Not Write on this page.

NOT VALID UNLESS SIGNED AND NUMBERED

Access Driveway or Entrance Permit: 2015011
Permit No.

Permission is hereby granted for the construction of the driveway as described in the above application, said driveway to be constructed in accordance with the Minnesota Highway Departments Driveway Standard Plate Nos. 9000B and 9001A and subject to the requirements on the next page and the following special provisions:

It is expressly understood that this permit is conditioned upon replacement or restoration of the County Highway to its original or to satisfactory condition.

6/16/15
Date

David Ring
ASST. Le Sueur County Highway Engineer



FARM & FIELD ENTRANCES

BE IT RESOLVED: That the County Highway Engineer is hereby authorized and instructed to control farm and field entrances on all County State Aide Highways, including roads scheduled for new construction, under the following regulations.

- A: One field and one farm entrance shall be allowed per owner or approved additional access at no cost to owner.
- B: A permit shall be required on all additional entrance requests.
- C: All new culverts and aprons on additional entrance requests shall be furnished by the private owner, and constructed according to the Engineer's specifications.
- D: All new culvert materials and aprons shall become the property of the County Highway Department and entrances shall be maintained by same.
- E: There shall be no distinction for entrances with or without culvert.
- F: The relocation of existing entrances shall be accomplished at the private owner's expense and according to the Engineer's specifications, except where the County is proved negligent.
- G: The cost for construction of an additional approved entrance or relocation of an existing entrance shall be \$350. plus the cost of pipe, bands, and aprons.
- H: The cost for extending an existing entrance shall be \$175. plus the cost of pipe, bands, and aprons.

Assumes that fill material is available within one (1) mile. Required fill hauled more than one (1) mile will be hauled at an additional cost of \$.30/cu. Yd. Per loaded mile.

BE IT RESOLVED: That the design standards for County Roads be the same as those currently listed in State Aid Rules for County State Aid Highways.





Le Sueur County, MN

Thursday, September 10, 2015

Regular session

Item 2

Helmstetter Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Stevan Helmstetter

911 ADDRESS: 47738 State Hwy 22, Kasota MN 56050

PROJECT DESCRIPTION: Allow grading, excavating, and filling of **1439** cubic yards of material in an Urban/Rural Residential "R1" District.

ZONING ORDINANCE SECTIONS: Sections 9 & 18

ORDINANCE REQUIREMENTS:

L. Grading, excavating or filling activities within the bluff.

M. Grading, excavating or filling activities involving the movement of fifty (50) cubic yards or more of material that is not in connection with another permitted use. Activities associated with the maintenance or improvement of public roads are exempt.

Conditional Use	Conditional Use Requirements
>50 cubic yards outside Bluff Impact Zone	Parcels 5-20 ac: Scaled site plan w/ 5-foot contours Depicting existing and proposed topography. As-Built upon completion. Site Plan (s) and As-Built completed by a surveyor or engineer.

BLUFF REGULATIONS--GENERAL STANDARDS

1. All development shall conform to the natural limitations presented by the topography and soil as to create the best potential for preventing soil erosion.
2. No structure shall be constructed in any bluff or bluff impact zone as defined in this Ordinance. Essential Services shall be exempt from this standard.
3. Filling and cutting activity in any bluff or bluff impact zone shall be considered a conditional use. In no case shall cutting or filling be allowed for the purpose of establishing a site for the erection of a structure.
4. If the adjacent bluff is actively eroding, the Department may increase the setback requirement.
5. Development on steep slopes with a grade between eight (8) to eighteen (18) percent shall be carefully reviewed to insure adequate measures have been taken to prevent erosion, sedimentation, and structural damage.

SITE INFORMATION

LOCATION: Property is located in the NE 1/4 SW 1/4, Section 9, Kasota Township.

ZONING: Urban/Rural Residential "R1"

GENERAL SITE DESCRIPTION: Existing Building Site

ACCESS: Existing Access

EXISTING LAND USE WITHIN ¼ MILE:

North:	Residential	South:	Residential/Ag
East:	Ag	West:	Ag/Mineral Extraction

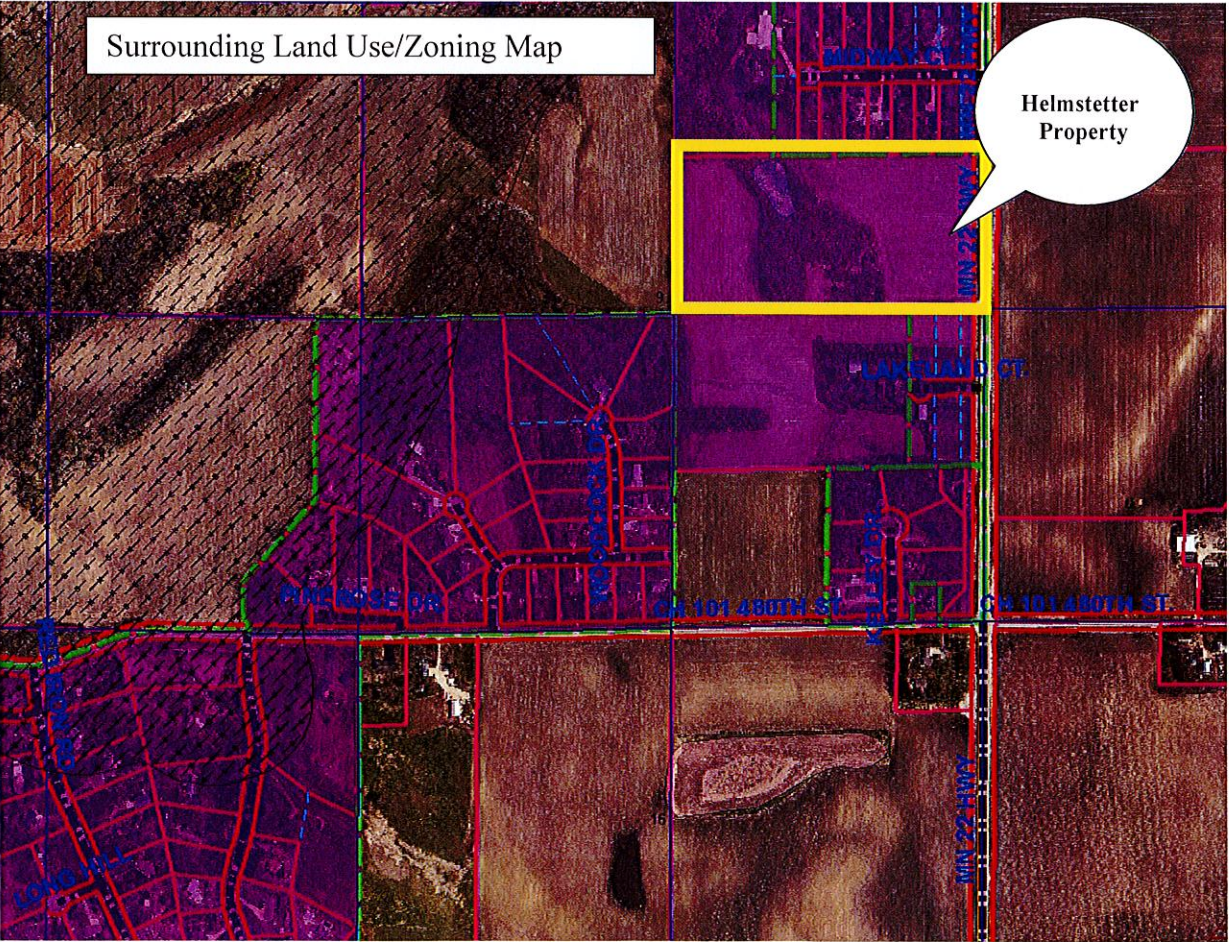
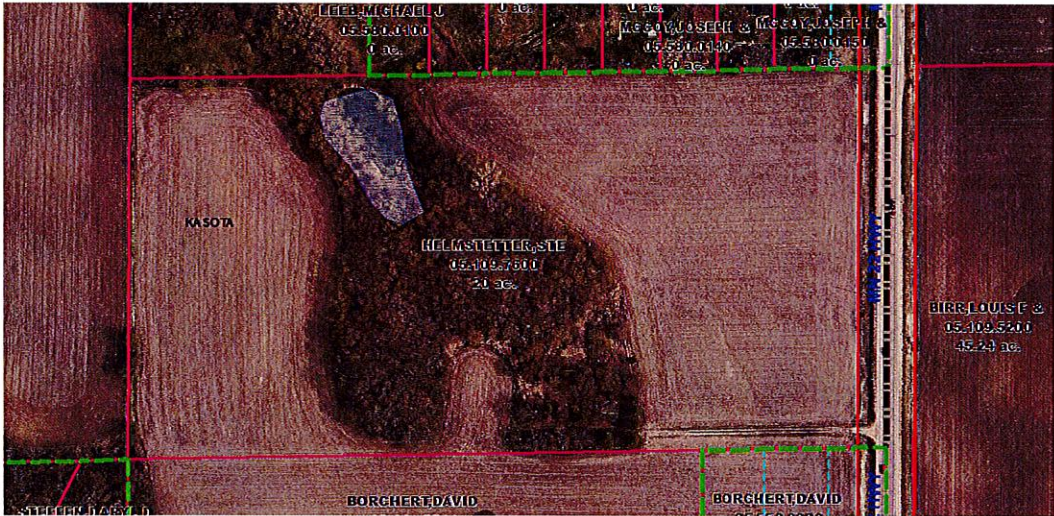
TOWNSHIP BOARD NOTIFICATION

The applicant contacted Joe Kienlen, Kasota Township Board member on August 10, 2015. Joe Kienlen contacted Environmental Services Department and stated that the Township has no objections to the application.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is not located within the Shoreland District.
WETLANDS: According to the National Wetlands Inventory, Type 3 wetlands located in the quarter-quarter section where the project is proposed.

AERIAL/SITE PLAN



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 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.
A D NA
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. **A D NA**
3. The adequate utilities, access roads, drainage and other facilities have been or are being provided. **A D NA**
4. The 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. **A D NA**

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

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).

GEO THERMO
11th AUG.
FOR SEPT 10
MEETING

I. Applicant:

Name Steven G. Helmstetter
Mailing Address 47738 State Hwy 22
City Kasota State MIN Zip 56050
Phone # 218-689-6872 Phone # _____

II. Landowner:

Name Steven G. Helmstetter
Mailing Address 47738 State Hwy 22
City Kasota State MIN Zip 56050
Property Address Same
City _____ State _____ Zip _____
Phone # _____ Phone # _____

III. Parcel Information:

Parcel Number 05.109.2600 Parcel Acreage 20.00
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township 109-R26 Section 9
Subdivision _____ Lot _____ Block _____

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

Kasota Township notified on 8/10/15
(Township Name) (Date)
Board Member Joe Kienlen 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.

☒ **Non-Shoreland**

- ☒ Within Bluff Impact Zone
☐ Within Bluff

Cubic yards of material movement: 1310
Cubic yards of material movement: 76
Cubic yards of material movement: 53
TOTAL cubic yards of material movement: 1439

☐ **Shoreland- Outside Shore Impact Zone**

- ☐ Within Shore Impact Zone
☐ 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: _____

- ☐ 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: Remove Material 8' Deep + Replace.
 2. ADVERSE IMPACT ON SURROUNDING AREAS: Remove + Replace Material
 3. STORMWATER RUNOFF: NA
 4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: Remove + Replace
 5. WETLAND IMPACT: NA
 6. SLOPE STABILITY: NA
 7. CERTIFICATE OF INSURANCE: _____
 8. 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:

- **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

8/11/15
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

8/11/15
Date

Request: **GRADING, EXCAVATING & FILLING**☒ **Non-Shoreland**

- ☐ Within Bluff Impact Zone
☐ Within Bluff

Cubic yards of material movement: 1310
 Cubic yards of material movement: 76
 Cubic yards of material movement: 53

TOTAL cubic yards of material movement: 1439 *mem*

☐ **Shoreland - Outside Shore Impact Zone**

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

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

TOTAL cubic yards of material movement: _____

Pre-App Date 8/10
 Meeting Date 9/10
 60 Day 10/9
 Zoning District R1

Lake Classification /
 Lake _____
 FEMA Panel # 27079C0240 D
 Flood Zone X outside

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 \$ 796.00☐ Ordinance☐ Other _____☐ Penalty \$ _____☒ Application Complete

K. Brackway
 Planning & Zoning Department Signature

8/11/15
 Date

15192
 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: 8/31/15

To: Le Sueur County Planning and Zoning Commission

From: Joshua Mankowski, Environmental Resources Specialist

Applicant: Stevan G. Helmstetter

Property owner: Stevan G. Helmstetter

Property: 05.109.7600

Description: To allow for the excavation, grading and filling of 1310 Cubic Yards of material outside the BIZ, 53 Cubic Yards of material in the Bluff and 76 Cubic Yards of material within the BIZ for a total of 1439 Cubic Yards of material movement.

Recommendation: I recommend approval of the permit with the conditions listed below.

Conditions: All planned work in the bluff should be restricted to remain within the driving path that has been used to access the lowland area. This area is already a disturbed area of the bluff and it is less steep than the surrounding terrain. The trench must be filled in immediately once the pipes have been installed. The disturbed soils within the trench should be compacted to reduce the chances of washout. Silt fence needs to be correctly installed (staked and keyed into the ground) to protect the wetland and sloped areas should be covered with erosion control blanket. Once work is done, the entire area should be seeded with native vegetation to stabilize the area and reduce colonization from noxious weeds. Special attention should be paid to the weather forecast to reduce the chance of washout while work is done within the bluff.

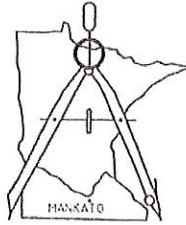
Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

SURVEY SERVICES, INC.

151 St. Andrews Court
Suite 400
Mankato, MN 56001
Phone: 1-507-345-1003
FAX: 1-507-345-4604



Warren P. Smith, L.S.
Mike M. Eichers, L.S.
Robert P. Smith, Tech.
Nate P. Myhra, Tech.

August 11, 2015

Stevan Helmstetter
5082 Rock Point Road NW
Roosevelt, MN. 56673


Stevan: Attached is a copy of the Survey Drawing of your 20 acres parcel described as the South Half of the Northeast Quarter of the Southwest Quarter of Section 9 Township 109 North Range 26 West.

Also attached is a Detail Drawing of the area where you intend to construct a 40 foot wide X 90 foot long geothermal "bed" at the bottom of the hill northerly of your new home.

The 40 foot X 90 foot "bed" would be excavated to a depth of 8 feet and 5 separate 720 foot long coil "loops" would be laid in the bottom of the hole and the excavated soil would be replaced. Each of these "loops" would be run back to the "manifold" and a line would be run from the new home to the "manifold" and back to the home.

I have calculated the volume of the excavation to be 1310 cubic yards removed and replaced. No additional materials will be "trucked" onto the site. The area will be returned to its original condition and native grasses will be planted.

Respectfully submitted;


Warren P. Smith, Land Surveyor
Minnesota License No. 14701



See page 2 for "supply lines" narrative.

Addendum to Report
August 21, 2015
Stevan Helmstetter
Page 2

The LeSueur County Zoning office contacted me today in regards to the lines connecting the geothermal bed at the bottom of the hill to your home. Attached is an Exhibit Drawing showing the approximate location of the lines and the various cubic yards using a 3 foot wide trench, 6 feet deep for 50 feet across the top ground area from the house to the bluff impact zone (33 cubic yards); 32 feet across the bluff impact zone (21 cubic yards); 80 feet across the bluff (53 cubic yards); and the remaining 30 feet across the bluff impact zone at the bottom of the hill connecting to the manifold at the geothermal bed.

A total length of approximately 192 feet and a total excavation of approximately 128 cubic yards of material removed and replaced.

The total cubic yards of material removed and replaced for the geothermal bed and the supply lines between the new home and the bed would be 1438 cubic yards.

Respectfully re-submitted;



Warren P. Smith, Land Surveyor
Minnesota License No. 14701



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: Steven Helmsstetter PID: _____
Mailing Address: 47738 State Hwy 22
Property Address: SAME
Phone: (____) _____ Mobile/Cell: (218) 689-6872

Responsible party for Implementation/Inspection: _____
Address: _____
Phone: (____) _____ 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.

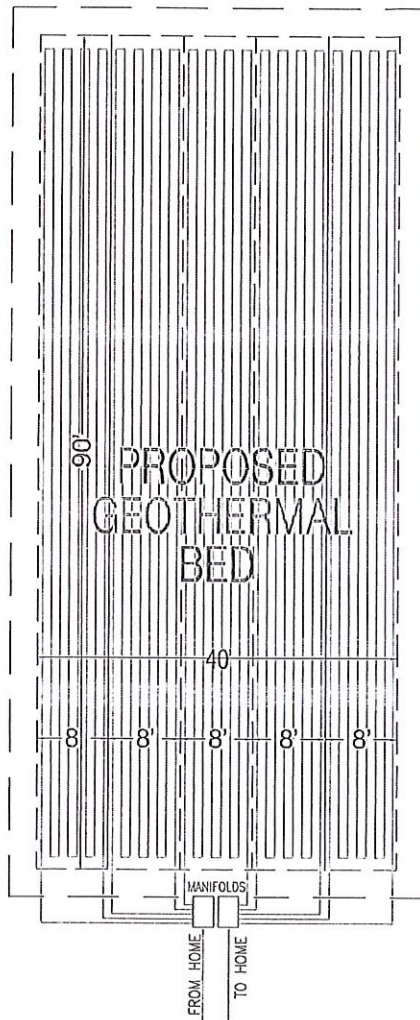

(Property Owner)

8/14/15
(Date)

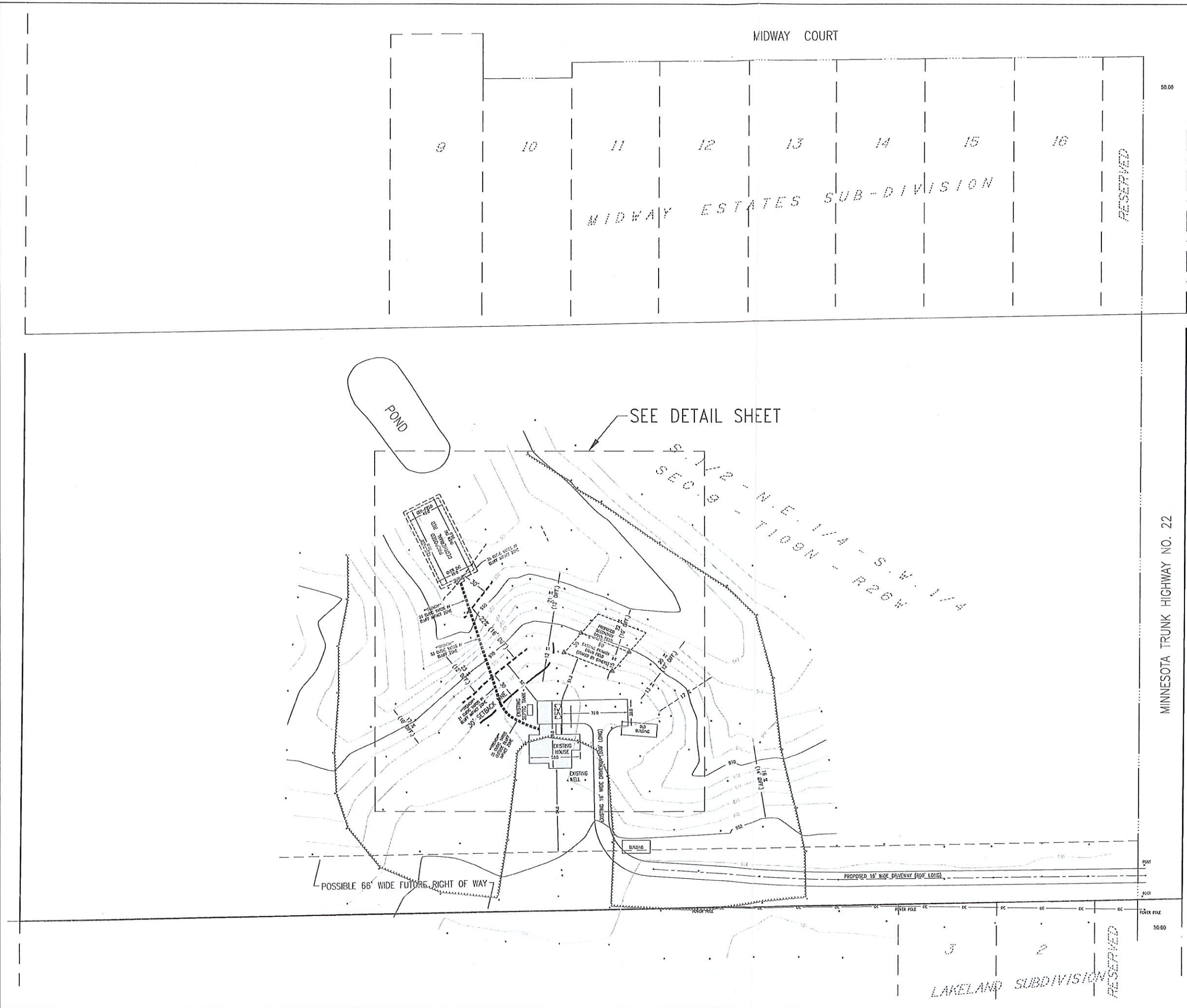
(Person Responsible for Implementation)

(Date)

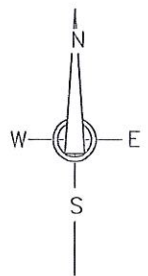
If you have any questions, please contact Environmental Services, at 507-357-8538.



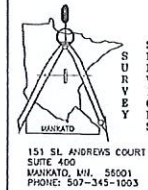
GEOHERMAL DETAIL
NOT TO SCALE



RECEIVED
AUG 24 2015
 BY: _____



I hereby certify that this survey, plan, specification, 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.
 Signature: *Warren P. Smith*
 Print Name: WARREN P. SMITH
 Date: 8/24/15 License No.: 14701



SURVEY DRAWING
 LeSUEUR COUNTY, MINNESOTA
 THE S. 1/2 - N.E. 1/4 - S.W. 1/4,
 SEC. 9, T109N - R26W
 FOR: HELMSTETTER, STEVEN
 47738 STATE HIGHWAY 22
 YACOTA, MN 56093
 218-689-6872
 SCALE: NTS DATE: AUG, 2015 F.B.: FILE 14412



Le Sueur County, MN

Thursday, September 10, 2015

Regular session

Item 3

Solheid Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: Eric Solheid Construction

OWNER: Joel & Debbie Solheid

911 ADDRESS: 8961 280th St W. New Prague MN 56071

PROJECT DESCRIPTION: Allow grading, excavating, and filling of 330 cubic yards of material outside the shore impact zone in a Special Protection "SP" District, on an un-named stream.

ZONING DISTRICT CLASSIFICATION:

The intent of the Special Protection (SP) District is to guide the wise development and utilization of shorelands of public waters for the preservation of water quality, natural characteristics, economic values and the general health, safety and welfare of all public waters in the unincorporated areas of the County. Further, the purpose of this district is to manage areas unsuitable for development due to wet soils, steep slopes or large areas of exposed bedrock; and to manage areas of unique natural and biological characteristics in accordance with compatible uses.

ZONING DISTRICT PURPOSE:

Lands within this Zoning District include shoreland areas adjacent to Recreational Development (RD) and Natural Environment (NE) lakes, agricultural and transitional rivers and tributary streams where agriculture or open space is the predominant use. The water feature needs protection from development and agriculture uses should utilize best management practices that prevent or reduce nonpoint source pollution to surface or groundwater. Housing density should be the same as in the Agriculture (A) District. Dwellings, livestock production and other intense land uses should be kept to a minimum. However, transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), providing 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:

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.

ZONING ORDINANCE SECTIONS: Section 6, Section 13.1, Section 18

ORDINANCE REQUIREMENT:

Grading, excavating or filling activities, excluding small capacity rain gardens, involving the movement of more than fifty (50) cubic yards of material that is not in connection with another permitted use, or within shore or bluff impact zones involving the movement of more than ten (10) cubic yards of material, including but not limited to, rip rap, sand and gravel. Activities associated with the maintenance or improvement of public roads are exempt.

Conditional Use	Conditional Use Requirements
>50 cubic yards outside Bluff and Shore Impact Zones	Parcels > 20 ac: Scaled site plan w/ 10-foot contours depicting existing and proposed topography. As-Built upon completion. Site Plan(s) and As-Built completed by a surveyor or engineer.

TOWNSHIP BOARD NOTIFICATION

The applicant contacted Cyndi Jirik, Derrynane Township Board member on July 3, 2015.

SITE INFORMATION

LOCATION: 78.5 acre parcel, Section 3, Derrynane Township.

ZONING: Special Protection "SP" District (un-named stream), Flood Fringe Overlay District.

GENERAL SITE DESCRIPTION: Existing building site, wetlands

ACCESS: Existing access off 280th St (Hwy 19)

EXISTING LAND USE WITHIN ¼ MILE:

North:	Ag Land/Scott County	South:	Wetlands/Ag
East:	Ag	West:	Ag

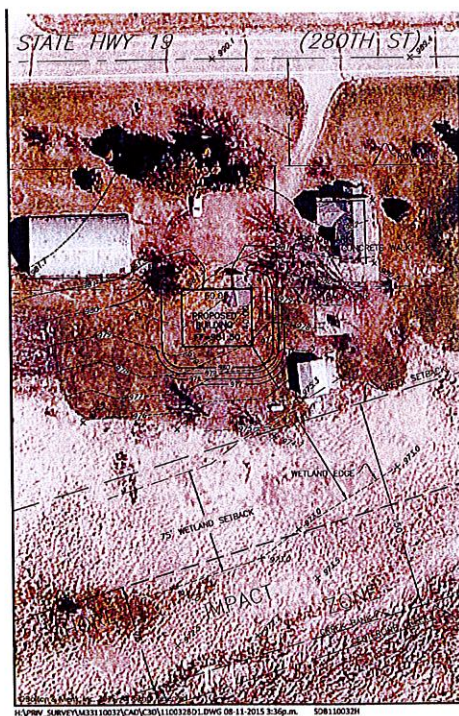
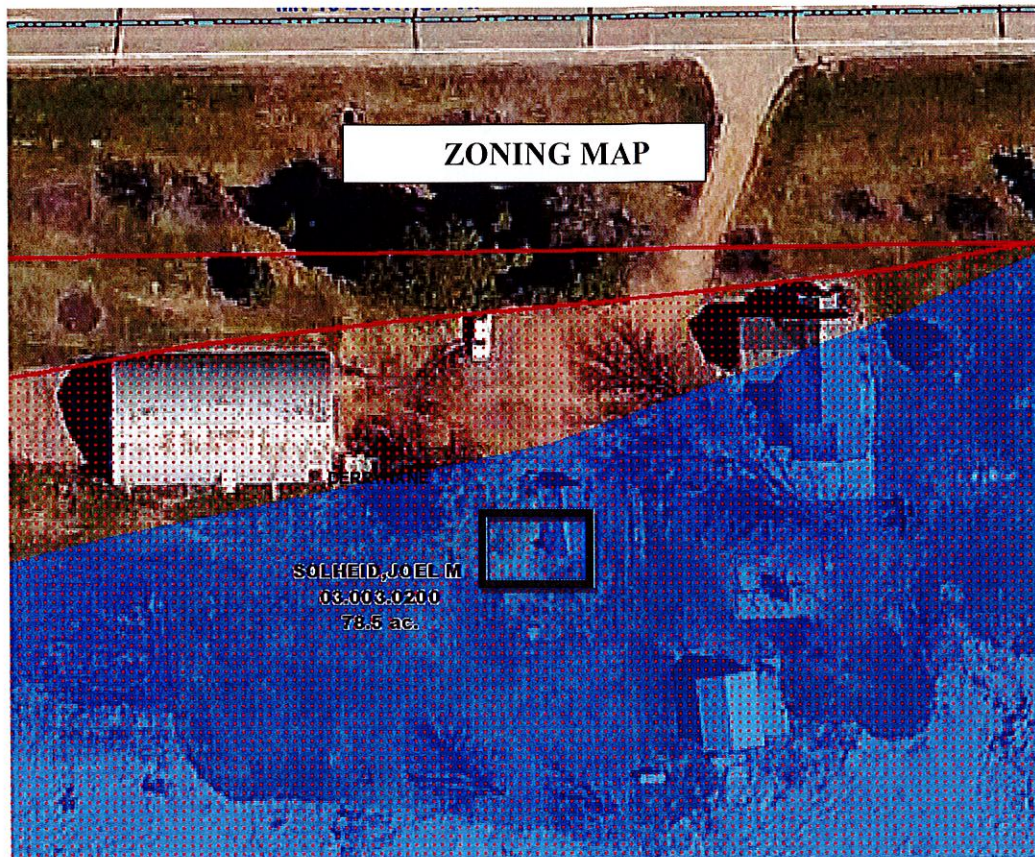
NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.

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

AERIAL PHOTOS /SITE PLAN





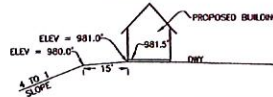
PID 03.003.0200

BASE FLOOD ELEVATION = 980.0

BUILDING FLOOR NEEDS TO BE AT 981.0 OR HIGHER

TOTAL CUBIC YARDS OF MATERIAL MOVEMENT = 330 CUBIC YARDS

X SECTION



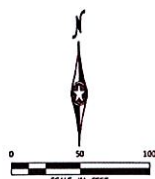
VICINITY MAP
1"=200'

RECEIVED
AUG 11 2015
D. J. M. M.

OWNER
JOEL SOLHEID
8961 280TH ST W
NEW PRAGUE, MN 56071
SITE ADDRESS
8961 280TH ST W
NEW PRAGUE, MN 56071

LEGEND

+ 893.6 SPOT ELEVATION
--- 979 --- EXISTING CONTOURS
--- 980 --- PROPOSED CONTOURS



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 J. Jorgensen
Rory Jorgensen
License Number 19789
8-11-15
Date

EXHIBIT DRAWING
LE SUEUR COUNTY, MINNESOTA
BOLTON & MENK, INC.
Consulting Engineers & Surveyors
1500 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4121

PART OF THE W 1/2 OF THE NW 1/4 OF SECTION
3, TOWNSHIP 132 NORTH, RANGE 24 WEST,
DEURYNAIRE TOWNSHIP, LE SUEUR COUNTY,
MINNESOTA
FOR: ERIC SOLHEID

JOB NUMBER: M33.110032 FIELD BOOK: 306 PG 75 DRAWN BY: J.A. 4.0 53-7112N-R24W

ATTACHMENTS

Application, Letter LSC Resource Specialist, Survey, Narrative, Erosion Control Plan, Building Plans

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 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. **A D NA**
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. **A D NA**
3. The adequate utilities, access roads, drainage and other facilities have been or are being provided. **A D NA**
4. The 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. **A D NA**

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

LE SUEUR COUNTY
CONDITIONAL USE PERMIT CRITERIA
PERMIT # 15193

Applicant: ERIC SOLHEID CONSTRUCTION OWNER: JOEL & DEBBIE SOLHEID

Date: Sept. 10, 2015

ROLL CALL VOTE

Conditional Use Permit Request: Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 330 cubic yards of material outside the shore impact zone in a Special Protection "SP" District, on an un-named stream. Property is located in the W 1/2 NW 1/4, Section 3, Derrymane Township.

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 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.*

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
1.											
2.											
3.											
4.											

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 main 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 Eric Soheid Const
Mailing Address 312 Lyndale Ave W
City New Prague State Mn Zip 56071
Phone # _____ Phone # Cell 952-292-0924

II. Landowner:

Name Joel & Debbie Soheid
Mailing Address 8961 280th St W
City New Prague State Mn Zip 56071
Property Address 8961 280th St W
City New Prague State mn Zip 56071
His Phone # 952-393-4244 Phone # _____

III. Parcel Information:

Parcel Number 03.003.0200 Parcel Acreage 78.5
Attach Full Legal Description (NOT abbreviated description from tax statement)
Township Derryname Section 3
Subdivision _____ Lot _____ Block _____

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

Cyndi Tirite Township notified on 7-3-15
(Township Name) (Date)
Board Member Cyndi Tirite 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 (¹³~~20~~) 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>330</u>
<input type="checkbox"/> Within Shore Impact Zone	Cubic yards of material movement: _____
<input checked="" type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: _____
<input checked="" type="checkbox"/> Within Bluff	Cubic yards of material movement: _____
TOTAL cubic yards of material movement: <u>330</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: _____
 2. ADVERSE IMPACT ON SURROUNDING AREAS: _____
 3. STORMWATER RUNOFF: _____
 4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: _____
 5. WETLAND IMPACT: _____
 6. SLOPE STABILITY: _____
 7. CERTIFICATE OF INSURANCE: _____
 8. 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:

- **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 Distircts)*
 - 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.

Eric Soheid
Applicant signature

8-6-15
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.

J. J. Soheid
Property Owner signature

8-6-15
Date

**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:

To: Le Sueur County Planning and Zoning Commission

From: Joshua Mankowski, Environmental Resources Specialist

Applicant: Eric Solheid Construction

Property owner: Joel & Debbie Solheid

Property: 03.003.0200

Description: To allow for the excavation, grading and filling of 330 Cubic Yards of material to create a building pad for a 40x50 ft shed.

Recommendation: I recommend the approval of the Conditional Use Permit for the excavation, grading and filling of 330 Cubic Yards of material.

Sincerely,



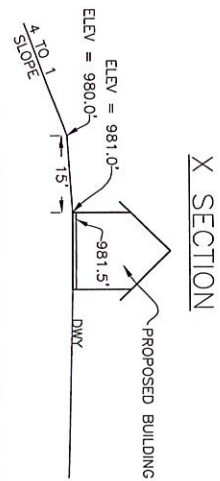
Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

PID 03 003 0200

BASE FLOOD ELEVATION = 980.0

BUILDING FLOOR NEEDS TO BE AT 981.0 OR HIGHER

TOTAL CUBIC YARDS OF MATERIAL MOVEMENT = 330 CUBIC YARDS



X SECTION

LEGEND

+ 983.6 SPOT ELEVATION

-----979----- EXISTING CONTOURS
-----980----- PROPOSED CONTOURS

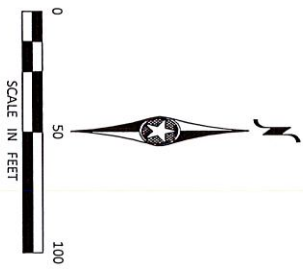
RECEIVED
AUG 11 2015
MFM

OWNER

JOEL SOLHEID
8961 280TH ST W
NEW PRAGUE, MN 56071

SITE ADDRESS
8061 280TH ST W

NEW PRAGUE, MN 56071



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
License Number 19789

8-11-15
Date

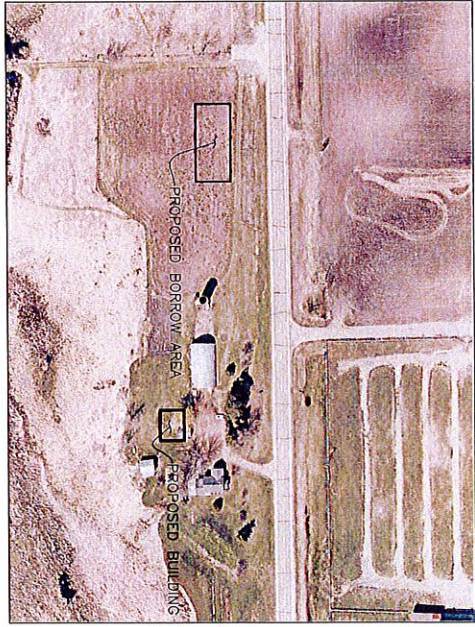
VICINITY MAP
1"=200'

EXHIBIT DRAWING

LE SUEUR COUNTY, MINNESOTA

TON & MENK, INC.
Consulting Engineers & Surveyors

1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001

(507) 625-4171

JOB NUMBER: M33.110032

FIELD BOOK: 90G PG 76

DRAWN BY: JLA

4.0 S3-T112N-R24W



BOL

TON
Consulting

Engin
1960 PRE
MANKATO, MINN
(507) 6

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MIER DRIVE
MINNESOTA 5600
25-4171

**NIK,
Surveyors**

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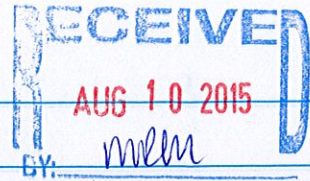
DERRYN
MINNES
FOR: ER

ERIC SOLHEID

IP, LE SUEUR C

COUNTY,

A. full Description of Project



The project has been surveyed to make sure it reaches above and beyond the 100 year flood plain. Vick Braith is going to come in and dig footings for the 40'x50' shed. Then Oelke Concrete is going to come in and pour 16" wide x 8" footings and lay 4 courses of block. Then Eric Solheid Const. is going to put 2" foam on the inside of the Block. Braith excavating will come back and back fill the pad inside and out. He will be moving approximately Cubic yards of material. As it is being moved in ~~it~~ from the field to the west it will be compacted in stages. There will also be silt fence set up at both sites to protect the erosion from going into the wetlands if it does rain.

After that is all done Eric Solheid Const. will build the exterior wall out of 2x6 at 16" on center. They will have 1/2 OSB Sheathing and Tyvek on it. The roof trusses will be 2' on center with 5/8 OSB on them. The roof will have Image II Steel roofing on it also with L.P. Siding on the walls.

Connelly plumbing and heating will come in and install the in floor heat for the ~~the~~ whole building. There will be 2" foam under that also. Oelke Concrete will pour a 4" thick floor on top of that. The Shed will be fully Insulated by Gibbs insulation walls and ceiling.

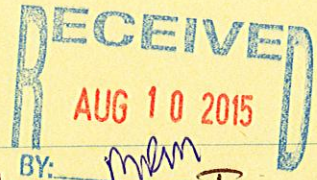
The ~~ceiling~~ ceiling will have tin on the ceiling and Sheetrock on the walls. While this is going on Braith excavating will come in and do the final grade to get it to the same height as the garage floor and at 16' feet out from the building. Thus creating like a island around the ~~shed~~ shed. There will also be a tree plant to the west of the new shed and south of the existing shed. One is getting planted cause we removed one when the new shed is going. The dirt that got moved in is going to be reseeded or sod this year yet. After the project is done Bolton and menk are going to come out and resurvey the project to make sure I'm above the 100 year flood plain.

- Equipment used
- * Braith excavating
 - Backhoe
 - Bulldozer
 - Packer
 - Dumptruck
 - * Eric Solheid Const
 - Forklift
 - * Oetke Concrete
 - Bobcat

VIII Description of Request

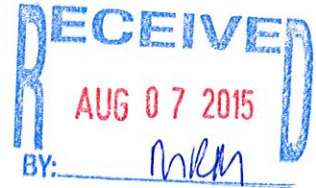


1. Environmental Impact - There will be no impact on the environment & due to we are far enough away from the wetland. We cut down 71 tree and Joel will be planting another one in the yard.
2. Adverse impact on Surrounding Areas -
We are updating buildings on Joel's place so we can store vehicles inside instead of outside. This way the salt run off is in the garage instead of out side.
3. Storm water runoff - All storm water run off we be diverted to the wetland area. This way it will make more water for the Ducks and geese. There will also be gutters on the building so it will not erode the soil. All new soil brought in will either be seeded or sod.
4. The only part that will extend below the OHWL will be the footings.
5. Wetland Impact - We will not be doing anything in the wetland so there will not be any impact. Also no soil runoff cause it will be seeded or sod.
6. Slope Stability - The garage floor will be higher than the 100 year mark. Also 16' feet around the building will be like a Island at the same height.



7. Certificate of Ins. - There will be no Insurance on the building until it is finished. So this is not Accibal
8. There will be Licensing for the electrical work performed at the building

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: Joel & Debbie Solheid PID: 03.003.0200
Mailing Address: 8961 280th St West
Property Address: 8961 280th St West
Phone: () Mobile/Cell: (952) 393-4745
Responsible party for Implementation/Inspection: Eric Solheid
Address: 299 312 Lyndale Ave W
Phone: () Mobile/Cell: (952) 292-0924

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.

Joel Solter
(Property Owner)

Eric Solter
(Person Responsible for Implementation)

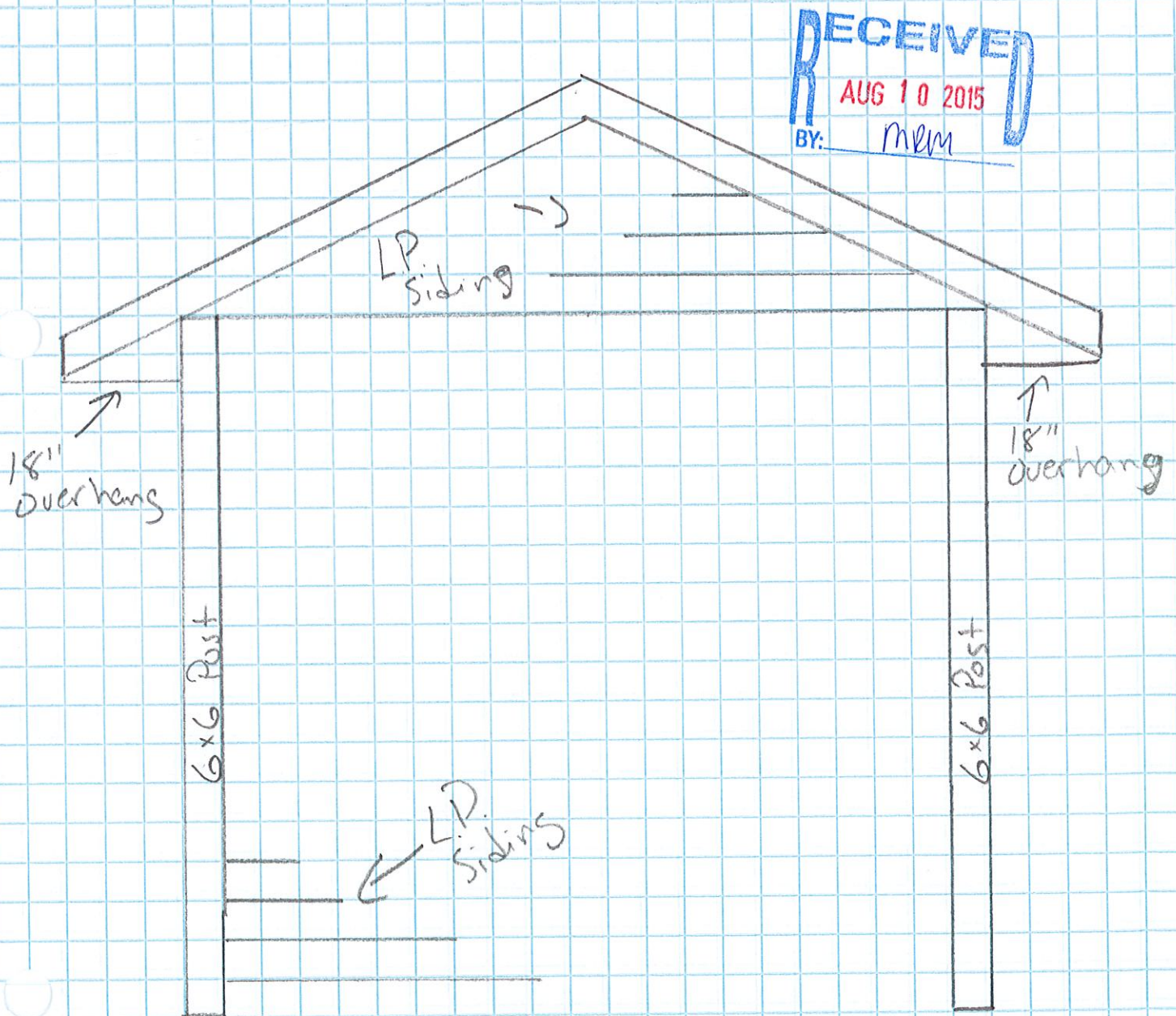
7-3-15
(Date)

7-3-15
(Date)

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

Left Side View

Aluminum Soffit and Fascia under
Cover porch Area



Front View

Image II Roofing
(metal)

RECEIVED
AUG 10 2015
BY: MPM

12" over
hang

6x6 Post

10' →
← Covered
Porch

10x10
Garage
Door

10x10
Garage
Door

40'

12" over
land

← L.P.
Siding
← Brick

Back View

Image II Roofing
(metal)



12" over
Hens

6x6 Post

10'

→ ←

← 12' Siding

40'

4x5 Windows

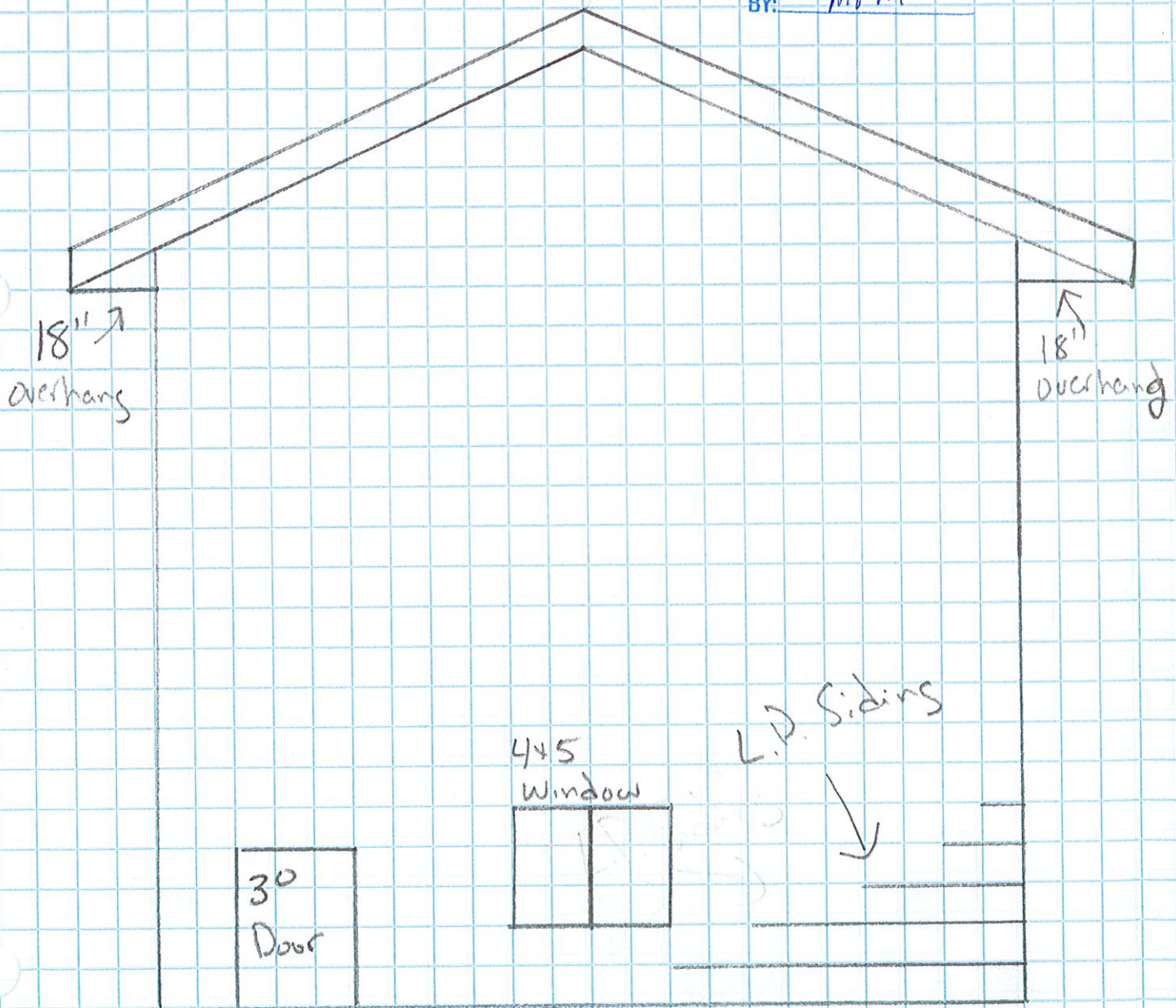
→

12" over
Hens

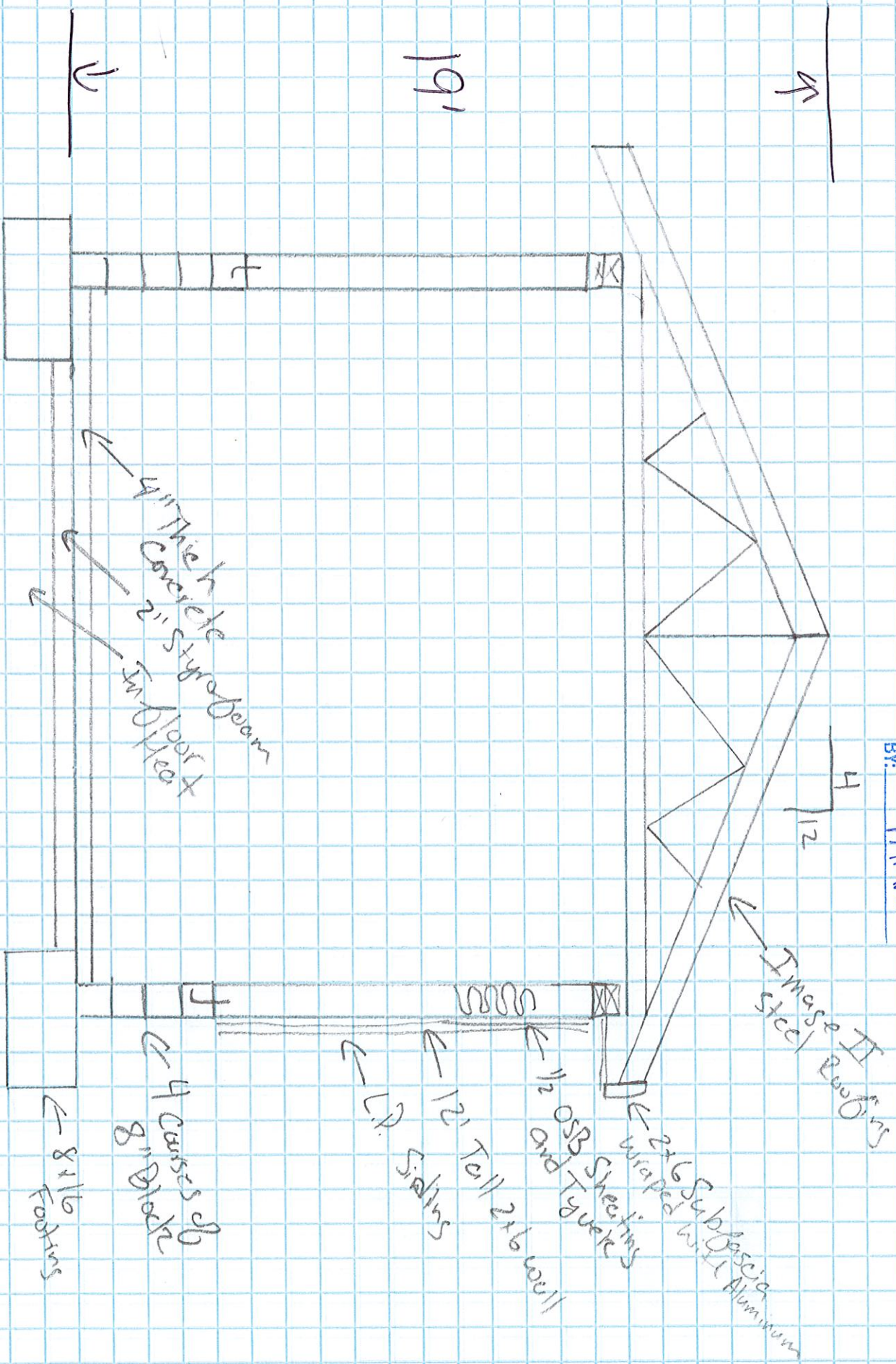
Right Side View

Aluminum Soffit and Fascia

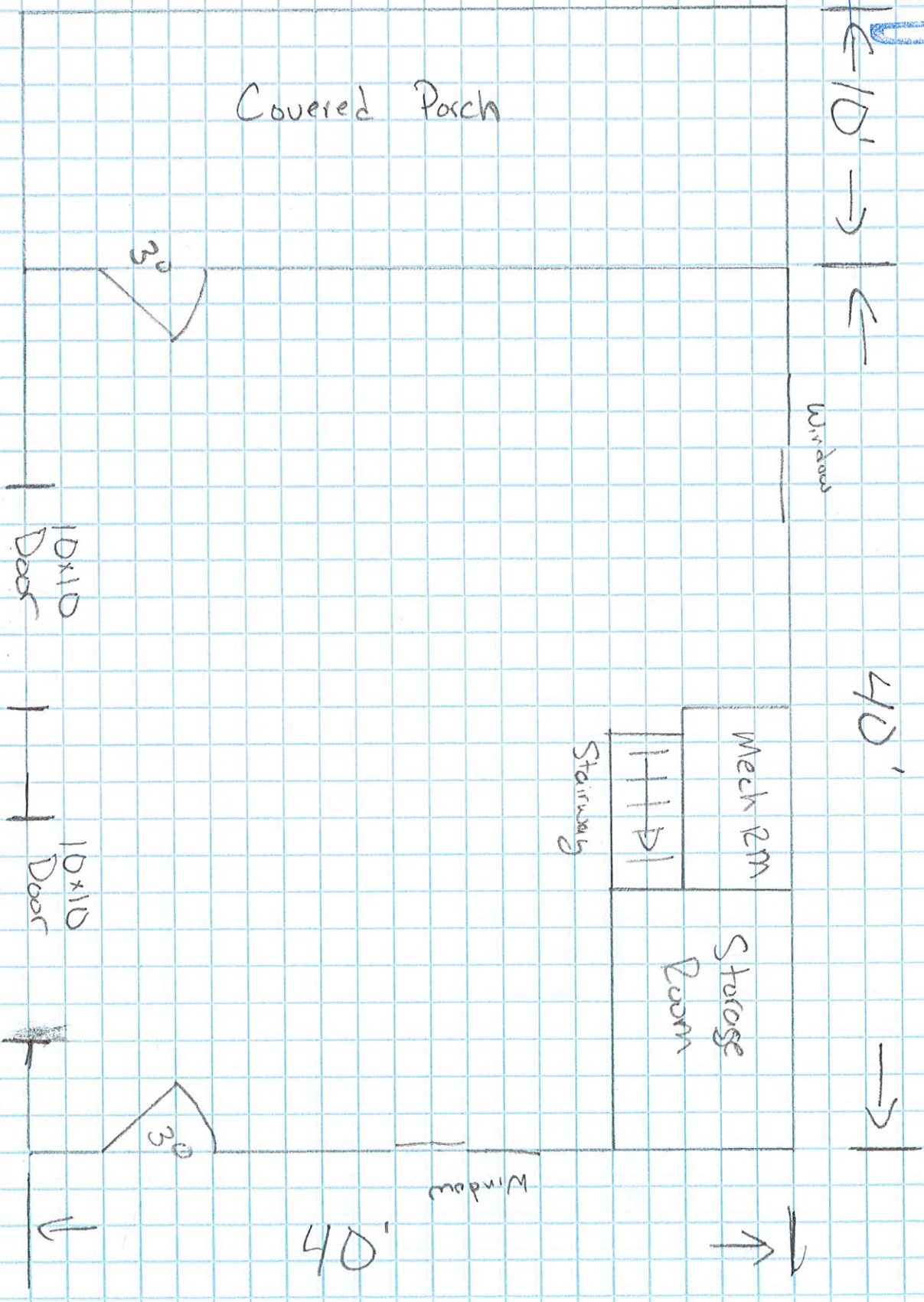
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BY: MAM





Le Sueur County, MN

Thursday, September 10, 2015

Regular session

Item 1

Planning and Zoning Commission Draft Minutes

Staff Contact: Kathy Brockway or Michelle Mettler

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
August 13, 2015

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

MEMBERS ABSENT: Chuck Retka, Doug Krenik

OTHERS PRESENT: Kathy Brockway, see list

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

ITEM #1: ROBERT & MONIKA RIVERS, MONTGOMERY, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating and filling of 2 cubic yards of material in the bluff for the construction of a stairway in a Recreational Residential "RR" District on a Recreational Development "RD" lake, Greenleaf Lake. Property is located at Lot 3, Block 4, Greenleaf Lake Estates, Section 20, Montgomery Township.

Kathy Brockway presented power point presentation. Tim Poncin, representing the applicant was present for application.

TOWNSHIP: Notified through the application process, no comments DNR: none

LETTERS: Le Sueur County Environmental Services Resource Specialist, see file

PUBLIC COMMENT: none

Discussion was held regarding: no impact to the bluff, minimal soil removal, 16 diamond piers installed with a jackhammer approximately 62" into the soil, no heavy machinery used, prefabricated piers, no tree removal, brush will be cleared out, existing pathway.

Findings by majority roll call vote:

- a. *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*
- b. *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*
- c. *Adequate utilities, access roads, drainage and other facilities are being provided. Agreed*
- d. *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*

Motion was made by Don Reak to approve the application with the following condition per the Environmental Services Resource Specialist recommendation that all exposed soils be stabilized Immediately once the work is completed. Seconded by Shirley Katzenmeyer. Motion approved. Motion carried.

ITEM #2: TIM & ANN WALSH, CLIVE IA, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating and filling of approximately 6 cubic yards of material outside the shore impact zone, 69 cubic yards within the shore impact zone for a project total of 75 cubic yards and for the construction of 2 retaining walls in a Recreational Residential "RR" District, on a Recreational Development Lake, Lake Frances. Property is located at Lot 11, Warner's Subdivision, Section 33, Elysian Township.

Kathy Brockway presented power point presentation. Cory Atherton, contractor for the applicant was present for application.

TOWNSHIP: notified through the application process, no comments DNR: no comments LETTERS: Le Sueur County Environmental Resource Specialist, see file

PUBLIC COMMENT: none

Discussion was held regarding: some removal of impervious pavers and replace with pervious pavers, due to heavy rains last summer in the area, blocked culvert, drainage to the area came across their property and destroyed the patio/retaining walls, drainage issue has been resolved, erosion control methods in place, landscaping fabric, reducing the size of the patio, variances approved in May of 2015 to exceed 25% impervious surface, timeframe to complete project, about a week to week an ahalf.

Findings by majority roll call vote

- a. 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.*
- b. 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.*
- c. Adequate utilities, access roads, drainage and other facilities are being provided. Agreed.*
- d. 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. Agreed.*

Motion was made by Steve Olson to approve the application with the following conditions: 1) Use landscaping fabric in order to prevent future erosion. 2) Areas on the plan that are designated as vegetation buffers shall be planted with native plants. Seconded by Al Gehrke. Motion approved. Motion carried.

ITEM #3: CHRIS BIEHN, MANKATO, MN, (APPLICANT/OWNER): Requests that the County grant an After-The-Fact Conditional Use Permit to allow grading, excavating and filling of 114 cubic yards of material within the bluff, bluff impact zone and the construction of a retaining wall outside the shore impact zone in a Recreational Residential "RR" District on a Recreational Development "RD" lake, Lake Jefferson. Property is located in Government Lot 7, Section 4, Washington Township.

Kathy Brockway presented power point presentation. Chris Biehn was present for application. Rory Jensen, Surveyor.

TOWNSHIP: notified through the application process, no comments. DNR: no comments
LETTERS: Le Sueur County Environmental Resource Specialist, see file

PUBLIC COMMENT: none

Discussion was held regarding: explained the reasoning behind the after the fact permit, renter asked to do some landscaping around his camper in order to correct an erosion problem behind his camper, the landowner did not realize the magnitude of the project until the project was complete, as the landowner does not live in the County, he is currently building a new home across from this property, history of parcel, Mr. Biehn inherited the property some 19 years ago, the gravel pad existed prior to owning the property, does not want to eliminate the existing pad as he wants to continue using it for his family access, the former leasee is a contractor and should of known better, but it is the landowners responsibility to know what is happening on their property, it is now on the lease that no building, material movement etc is allowed without the owners knowledge of the project, discussion on type of rock used, plantings of hostas, day lilies, installation of rain garden, sandy beach.

Findings by majority roll call vote:

- a. 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.

- b. 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.*
- c. Adequate utilities, access roads, drainage and other facilities have been provided. Agreed.*
- d. Adequate measures have been 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.*

Motion was made by Don Reak to approve the application with the following conditions. 1) Reduce the existing pad to 24 wide and the length no more than 2 car lengths to be utilized as an access to the site only, (Surveyor to provide the additional material movement amount prior to the County Board meeting on August 25), 2) The area shall be planted with native grasses in order to stabilize the soils. Seconded by Betty Bruzek. Motion approved. Motion carried.

Election of Officers:

Motion was made by Don Reak to re-elect the current officers if they are willing to accept the positions. Seconded by Al Gehrke. All accepted. Motion approved. Motion carried.

Motion was made by Don Reak to approve the minutes from the July 7, 2015 meeting. Seconded by Don Rynda. Motion approved. Motion carried.

Motion was made by Al Gehrke to approve the minutes from the July 9, 2015 meeting by Seconded by Steve Olson. Motion approved. Motion carried.

Motion to adjourn meeting by Pam Tietz. Seconded by Don Rynda. Motion approved. Motion carried.

Meeting Adjourned.

Respectfully submitted,

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