

# LE SUEUR COUNTY PLANNING AND ZONING COMMISSION

## AGENDA

**MEETING DATE: May 9, 2019**

**PLACE: Le Sueur County Environmental Services Building**

**515 South Maple Ave, Le Center, MN**

**TIME: 7:00 P.M.**

*\*\*Planning Commission Members if you CANNOT be at the meeting contact Mindy at 357-8538.*

1. Call To Order
2. Agenda: Additions/Corrections/Approval
3. Meeting Minutes
  - 3.I. February 14, 2019 Draft Minutes

Documents:

[02-14-19 DRAFT MINUTES.PDF](#)

#### 4. Applications

- 4.I. ITEM #1: USS WATER TOWN SOLAR LLC, MINNEAPOLIS, MN, (APPLICANT);  
ROBERT CULHANE JR, WATERVILLE, MN (OWNER):  
Request that the County grant a Conditional Use Permit to allow the applicant to construct a 1 MW Solar Garden in an Agriculture "A" District. Property is located in the West half of the SW quarter, Section 34, Waterville Township. (**APPLICATIONS WERE SENT BACK TO THE PLANNING COMMISSION FROM THE COUNTY BOARD DUE TO ADDITIONAL INFORMATION SUBMITTED AT THE COUNTY BOARD MEETING. APPLICATION WAS POSTPONED FROM APRIL 11, 2019 MEETING DUE TO WEATHER CONDITIONS.**)

Documents:

[USS WATER TOWN SOLAR 2.PDF](#)

- 4.I.i. USS Water City & Water Town Solar Additional Information

Documents:

[USS WATER CITY\\_WATER TOWN SOLAR ADDITIONAL INFORMATION.PDF](#)

- 4.II. ITEM #2: USS WATER CITY SOLAR LLC, MINNEAPOLIS, MN, (APPLICANT);

ROBERT CULHANE JR, WATERVILLE, MN (OWNER):

Request that the County grant a Conditional Use Permit to allow the applicant to construct a 1 MW Solar Garden in an Agriculture "A" District. Property is located in the West half of the SW quarter, Section 27, Waterville Township. (***APPLICATIONS WERE SENT BACK TO THE PLANNING COMMISSION FROM THE COUNTY BOARD DUE TO ADDITIONAL INFORMATION SUBMITTED AT THE COUNTY BOARD MEETING***). ***APPLICATION WAS POSTPONED FROM APRIL 11, 2019 MEETING DUE TO WEATHER CONDITIONS.***

Documents:

[USS WATER CITY SOLAR 2.PDF](#)

4.II.i. USS Water City & Water Town Solar Additional Information

Documents:

[USS WATER CITY\\_WATER TOWN SOLAR ADDITIONAL INFORMATION.PDF](#)

4.III. ITEM #3: PETER & KAY WELLER, WATERVILLE, MN, (APPLICANT/OWNER):

Request that the County grant an After-The-Fact (ATF) Conditional Use Permit to allow grading, excavating, and filling of 147.7 cubic yards of material on the lot which included 58.3 cubic yards of material outside the shore impact zone, 89.4 cubic yards of material within the shore impact zone and within the bluff, and 15 cubic yards within the bluff impact zone; for the construction of a 46' x 1' retaining wall located in the bluff, bluff impact zone, and shore impact zone; and also the ends of three retaining walls located within the shore impact zone, bluff impact zone and bluff resulting from a neighboring project that extended beyond the property line. Property is located in a Mineral Resources "MR" Overlay District, Flood Fringe "FF" Floodplain "FP" District and a Recreational Residential "RR" District, on Lake Tetonka, a Recreational Development "RD" lake. Property is located at Lot 3, Block 1, Warner's Tetonka Addition, Section 19, Waterville Township. **APPLICATION WAS POSTPONED FROM APRIL 11, 2019 MEETING DUE TO WEATHER CONDITIONS.**

Documents:

[WELLER.PDF](#)

4.IV. ITEM #4: BUELL CONSULTING, ST PAUL, MN, (APPLICANT); RANDALL ROEMHILDT, ELYSAIN, MN, (OWNER):

Request that the County grant a Conditional Use Permit to allow the applicant to construct a 259-foot cell tower in an Agriculture "A" District. Property is located in the SW 1/4 SW 1/4, Section 8, Elysian Township.

Documents:

[BUELL ROEMHILDT CELL T.PDF](#)

4.V. ITEM #5: MATHEW CAVANAUGH, NEW PRAGUE, MN, (APPLICANT/OWNER):

Requests that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 1294 cubic yards of material to accommodate a walkout dwelling in a Recreational Residential "RR" District, on Lake Tetonka, a Recreational Development "RD" lake. Property is located in Government Lot 2, Section 18, Waterville Township.

Documents:

[CAVANAUGH.PDF](#)

4.VI. ITEM #6: DAVID & JUDY KERR, MANKATO, MN, (APPLICANT\OWNER):

Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 290 cubic yards of material to accommodate a walkout dwelling in a Recreational Residential "RR" District, on Lake Jefferson, a Recreational Development "RD" lake. Property is located at Lot 4, Block 2, Roy's Landing, Section 3, Washington Township.

Documents:

[KERR.PDF](#)

4.VII. ITEM #7: LE SUEUR COUNTY ZONING ORDINANCE AMENDMENTS:

Changes to allow Short-Term Private Lodging Rental in the Recreational Residential District. Amendments to affect Section 4, Definitions; Section 13.2. Shoreland, Recreational Residential; Section 19 Land Use Performance Standards.

Documents:

[SHORT TERM LODGING PROPOSED SEC 4, 13.2 \\_ 19.PDF](#)

5. Discussion Items

6. Warrants/Claims

7. Adjourn

**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.