

**Le Sueur County**  
**Board of Commissioners**

**Meeting Agenda**

County Board Room

Le Sueur County Courthouse

**March 23, 2021 at 9:00 A.M.**

1. WebEx Meeting Information - March 23 At 9 Am

Documents:

[LE SUEUR COUNTY BOARD ROOM INVITES YOU TO JOIN THIS WEBEX MEETING 03-23-2021.PDF](#)

2. 9:00 A.M. Call The Le Sueur County Board Of Commissioners Meeting To Order
3. Pledge Of Allegiance
4. Agenda Review And Approval
5. Consent Agenda Review And Approval
  1. March 16, 2021 Board Minutes and Summary Minutes
  2. Renewal of Consumption and Display Permit - Caribou Gun Club
  3. Liquor License - Waterville Baseball Club

Documents:

[1534\\_001.PDF](#)  
[MARCH 16, 2021 BOARD MINUTES.PDF](#)  
[MARCH 16, 2021 BOARD SUMMARY MINUTES.PDF](#)  
[1569\\_001.PDF](#)

6. 9:02 A.M. Public Open Forum  
Note: This opportunity is reserved for private citizens only - not employees, unions or other organized groups funded by or associated with Le Sueur County. There is a three minute time limit per person to discuss topics that are not already on the meeting agenda for the day. The Board will not take action at the time of the presentation, but will direct County staff to respond appropriately to issues raised by citizens.
7. 9:05 A.M. Cindy Westerhouse, Human Resources Director (5 Min)

Documents:

[MARCH 23 HR AGENDA.PDF](#)

8. 9:10 A.M. Michelle Mettler, Interim Planning & Zoning Administrator (15 Min)

Documents:

[03-23-21 RFA.PDF](#)  
[03-11-21 DRAFT MINUTES.PDF](#)  
[TRUCK BIDS.PDF](#)

9. 9:25 A.M. Barbara Droher Kline (15 Min)

1. Lead for America

10. 11:00 A.M. CD 41 And CD 61 Improvement Public Hearing

11. Commissioner Committee Reports

12. Future Meetings

Documents:

[MARCH 23 FUTURE MEETINGS.PDF](#)

13. Adjourn



Le Sueur County Board Room invites you to join this Webex meeting.

**Tuesday, March 23, 2021**

**9:00 a.m.** | (UTC-05:00) Central Time (US & Canada) | 2 hrs 30 mins

Please copy and paste this link into a web browser to connect to the meeting:

<https://lesueurcounty.webex.com/lesueurcounty/j.php?MTID=m7916cf848bcf52128fc309e9c4829972>

Meeting number (access code): 146 013 6871

Meeting password: 0323CountyBoard

Tap to join from a mobile device (attendees only)

[+1-408-418-9388,1460136871###](tel:+1-408-418-9388,1460136871###) United Toll States

Join by phone

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

Join from a video system or application

Dial [1460136871@lesueurcounty.webex.com](tel:1460136871@lesueurcounty.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial [1460136871.lesueurcounty@lync.webex.com](tel:1460136871.lesueurcounty@lync.webex.com)

Need help? Got to: <http://help.webex.com>



Minnesota Department of Public Safety  
 Alcohol & Gambling Enforcement Division  
 445 Minnesota Street  
 St Paul, Minnesota 55101  
 651-201-7507

**RENEWAL OF CONSUMPTION AND DISPLAY PERMIT**  
 Permit Fee \$250 (Renewal Date: April 1)

Iden: 262

License Code: CDPBL

Business Phone: 507-665-3796

**Caribou Gun Club Inc.**  
**DBA: Caribou Gun Club**  
**30649 380th St**  
**LeSueur, MN 56058**

IF NAME AND  
 ADDRESS SHOWN  
 ARE NOT CORRECT,  
 MAKE CHANGES  
 BELOW

Worker's Comp. Ins. Name <i>Old Republic</i>	Policy No. <i>WCMN000154100</i>	Policy Period <i>7/28/2020 - 7/26/2021</i>
City/County where permit approved <i>LeSueur</i>		
Licensee Name <i>Caribou Gun Club</i>		
Address, City, State, Zip <i>30649 - 380th Street LeSueur MN 56058</i>		
Business Phone <i>507-665-3796</i>	Email <i>caribougunclub@yahoo.com</i>	

By signing this renewal application, applicant certifies that there has been no change in ownership, corporate officers, bylaws, membership, partners, home addresses, or telephone numbers. If changes have occurred during the past 12 months, please give details on the back of this renewal, then sign below.

Applicant's signature on this renewal confirms the following:

Failure to report any of the following will result in fines.

1. Applicant confirms that it has never had a liquor license rejected by any city/township/county in the state of Minnesota. If ever rejected, please give details on the back of this renewal, then sign below.
2. Applicant confirms that for the past five years it has not had a liquor license revoked for any liquor law violation (state or local). If a revocation has occurred, please give details on the back of this renewal, then sign below.
3. Applicant confirms that during the past five years it or its employees have not been cited for any civil or criminal liquor law violations. If violations have occurred, please give details on the back of this renewal, then sign below.
4. Applicant confirms that workers compensation insurance is in effect for the full license period.
5. Applicant confirms, no club on-sale intoxicating liquor license is held.
6. Applicant confirms business premises are separate from any other business establishment.

Additional information to be provided as is necessary

- Indicate (on back of page) changes of corporate officers, partners, home addresses or telephone numbers:
- Report (on back of page) details of liquor law violations (civil or criminal) that have occurred within the last five years. (Dates, offenses fines or other penalties, including alcohol penalties):
- Report (on back of page) any license rejections or revocations:
- City/County Comments:

*Randy J. Voss*

*March 12 - 2021*

Licensee Signature

Date

(Signature certifies all application information to be correct and permit has been approved by city/county.)

City Clerk/County Signature

Date

(Signature certifies that a consumptions and display permit has been approved by the city/county as stated above.)

MAKE CHECKS PAYABLE TO: DIRECTOR ALCOHOL AND GAMBLING ENFORCEMENT AND RETURN WITH APPLICATION.

Amount Received

**Minutes of Le Sueur County Board of Commissioners Meeting  
March 16, 2021**

The Le Sueur County Board of Commissioners met in regular session on Tuesday, March 16, 2021 at 9:00 a.m. in the Courthouse at Le Center, Minnesota. Those members present were: John King, Dave Gliszinski, Lance Wetzel (remote), Steve Rohlfing and Danny O'Keefe. Also present were Dani Blaschko, Brent Christian and Pam Herrmann.

On motion by Gliszinski, seconded by King and approved via roll call vote 5 to 0, the Board approved the agenda for the business of the day.

On motion by King, seconded by Wetzel and approved via roll call vote 5 to 0, the Board approved the consent agenda:

- Approved the March 2, 2021 County Board Minutes and Summary Minutes.
- Approved the March 9, 2021 Special County Board Minutes and Summary Minutes.
- Electronic Funds Transfer Report
- The Govenaires Performing Arts Association Gambling Application
- Rocky Mountain Elk Foundation (River Valley Chapter) Gambling Application

Rich Novak appeared during the Public Open Forum with permitting issues.

Amy Beatty, Environmental Services came before the Board with the 2020 Feedlot Officer Annual Report.

On motion by King, seconded by O'Keefe and approved via roll call 5 to 0, the Board approved and acknowledged receipt of the 2020 Feedlot Officer Annual Report.

Holly Kalbus, Environmental Resources Specialist came before the Board with one item.

On motion by Gliszinski, seconded by O'Keefe and approved via roll call 5 to 0, the Board approved the Gravel Tax Project for Mike and Kristin Malterer at a maximum cost of \$5,000.

Nik Kadel, Ditch Specialist came before the Board with a few items.

Mike Schultz, SWCD came before the Board with the annual SWCD update.

Jeff Neisen, IT Director came before the Board with items for approval.

On motion by O'Keefe, seconded by King and approved via roll call 5 to 0, the Board approved the Managed Services Subscription with Vision Solutions Inc Option 1.

On motion by Gliszinski, seconded by O'Keefe and approved via roll call 5 to 0, the Board approved the OS Upgrade to 7.3.

On motion by O'Keefe, seconded by King and approved via roll call 5 to 0, the Board approved the DR test to CPS to ensure our backups work correctly for a cost of \$2300.

Cindy Westerhouse, Human Resources Director came before the Board with several items for approval.

On motion by King, seconded by O'Keefe and approved via roll call 5 to 0, the Board approved the recommendation to approve the request, from DDA Human Resources, Inc to advertise to fill the Le Sueur County Environmental, Planning and Zoning Administrator position.

On motion by O'Keefe, seconded by King and approved via roll call 5 to 0, the Board approved the recommendation to transfer Brandi Moske, from a full time Dispatcher to a full time Correctional Officer in the Sheriff's, Grade 6, Step 6, \$23.20 per hour, effective March 28, 2021.

On motion by O'Keefe, seconded by Wetzel and approved via roll call 5 to 0, the Board approved the recommendation to post and advertise for a full time Dispatcher in the Sheriff's Office, Grade 6, Step 4, \$ 21.59 per hour.

On motion by Gliszinski, seconded by King and approved via roll call 5 to 0, the Board approved the recommendation to accept the resignation request from Dan Page, full time Highway Maintenance Worker in the Highway Department, effective March 12, 2021.

On motion by O'Keefe, seconded by Wetzel and approved via roll call 5 to 0, the Board approved the recommendation to post and advertise for a full time Highway Maintenance Worker in the Highway Department, Grade 6, Step 4 at \$21.59 per hour.

On motion by King, seconded by Gliszinski and approved via roll call 5 to 0, the Board approved the recommendation to grant regular status to Mark Roemhildt, fulltime Veteran Services Direction in Veteran's Services, effective March 9, 2021.

On motion by Wetzel, seconded by Gliszinski and approved via roll call 5 to 0, the Board approved the recommendation to approve the 2021 Le Sueur County Wellness Program Plan.

Sue Rynda, came before the Board with an update and items for approval.

On motion by King, seconded by O'Keefe and approved via roll call 5 to 0, the Board approved the contract with Patron Companies for Non-Emergency Medical Transportation.

On motion by O'Keefe, seconded by King and approved via roll call 5 to 0, the Board approved the Family Services Collaborative Interagency Agreement.

On motion by King, seconded by Gliszinski and approved via roll call 5 to 0, the Board approved the Child Abuse Prevention and Awareness Proclamation for April 2021.

On motion by Wetzel, seconded by O'Keefe and approved via roll call 5 to 0, the Board approved the HS claims for payment:

Financial: \$126,478.93

Soc Services: \$109,218.03

Barbara Droher Kline appeared before the Board with updates on the Minnesota Rural Broadband Coalition and Blandin Grants Update.

On motion by King, seconded by Gliszinski and approved via roll call 5 to 0, the Board approved the recommendation to use Blandin funds of \$5,500 to move forward with building a Core Team of business leaders from Le Sueur County.

Benya Kraus presented to the Board on Lead for America.

The Board was in consensus to use Blandin funds of \$15,000 for a full time Fellow from Lead for America that TCU will host to work with Broadband issues in Le Sueur County.

On motion by O’Keefe , seconded by Gliszinski and approved via roll call 5 to 0, the Board approved the following claims for payment:

<b>Warrant #</b>	<b>Vendor Name</b>	<b>Amount</b>
63729	Barbara M Droher Kline	\$ 3,347.15
63740	I & S Group Inc.	\$ 17,639.68
63742	Integrity Employee Benefits LLC	\$ 2,500.00
63744	Johnson Aggregates	\$ 2,292.90
63748	Richard Lea	\$ 4,210.00
63750	M-R Sign Co. Inc.	\$ 4,495.64
63755	Megan L. Brooks Law LLC	\$ 2,620.00
63764	Schwickert’s Tecta America LLC	\$ 9,880.00
63768	State of Minnesota	\$140,470.06
<b>67 Payments paid less than \$2,000.00:</b>		<b>\$ 21,338.05</b>
<b>9 Payments paid more than \$2,000.00:</b>		<b>\$187,455.43</b>
<b>76 Total all payments paid:</b>		<b>\$208,793.48</b>

**Commissioner Committee Reports:**

- Commissioner Gliszinski reported on Dept Head, Special Board Meeting, Generator meeting, SC Work Task Force
- Commissioner King reported on Special Board meeting, Library Board, Broadband Steering
- Commissioner Wetzel reported on Special Board meeting, State Steering Committee for Emergency Communications
- Commissioner O’Keefe reported on Dept Head, Special Board meeting, Generator Meeting, P&Z
- Commissioner Rohlfling reported on Special Board meeting, Region 9 Executive, P&Z, MVAC

On motion by Gliszinski, seconded by O'Keefe and approved via roll call 5 to 0, the Board adjourned until March 23 at 9:00 a.m.

**ATTEST:** \_\_\_\_\_  
**Le Sueur County Administrator**

\_\_\_\_\_  
**Le Sueur County Chairman**



### **Minutes of Le Sueur County Board of Commissioners Meeting, March 16, 2021**

- This is only a summary publication per MN Statutes 375.12 and 331A.01 sub. 10. The complete minutes are on file in the Le Sueur County Administrator's Office at 88 S Park Ave. Le Center, MN and are available at [www.co.le-sueur.mn.us](http://www.co.le-sueur.mn.us).
- Approved the agenda for the business of the day. (Gliszinski/King)
- Approved the consent agenda: (King/Wetzel)
  - Approved the March 2, 2021 County Board Minutes and Summary Minutes.
  - Approved the March 9, 2021 Special County Board Minutes and Summary Minutes.
  - Electronic Funds Transfer Report
  - The Govenaires Performing Arts Association Gambling Application
  - Rocky Mountain Elk Foundation (River Valley Chapter) Gambling Application
- Approved and acknowledged receipt of the 2020 Feedlot Officer Annual Report. (King/O'Keefe)
- Approved the Gravel Tax Project for Mike and Kristin Malterer at a maximum cost of \$5,000. (Gliszinski/O'Keefe)
- Approved the Managed Services Subscription with Vision Solutions Inc Option 1. (O'Keefe/King)
- Approved the OS Upgrade to 7.3. (Gliszinski/O'Keefe)
- Approved the DR test to CPS to ensure our backups work correctly for a cost of \$2300. (O'Keefe/King)
- Approved the recommendation to approve the request, from DDA Human Resources, Inc to advertise to fill the Le Sueur County Environmental, Planning and Zoning Administrator position. (King/O'Keefe)
- Approved the recommendation to transfer Brandi Moske, from a full time Dispatcher to a full time Correctional Officer in the Sheriff's, Grade 6, Step 6, \$23.20 per hour, effective March 28, 2021. (O'Keefe/King)
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- Approved the recommendation to accept the resignation request from Dan Page, full time Highway Maintenance Worker in the Highway Department, effective March 12, 2021. (Gliszinski/King)
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- Approved the recommendation to approve the 2021 Le Sueur County Wellness Program Plan. (Wetzel/Gliszinski)
- Approved the contract with Patron Companies for Non-Emergency Medical Transportation. (King/O'Keefe)
- Approved the Family Services Collaborative Interagency Agreement. (O'Keefe/King)
- Approved the Child Abuse Prevention and Awareness Proclamation for April 2021. (King/Gliszinski)
- Approved the HS claims for payment: (Wetzel/O'Keefe) Financial: \$126,478.93  
Soc Services: \$109,218.03
- Approved the recommendation to use Blandin funds of \$5,500 to move forward with building a Core Team of business leaders from Le Sueur County. (King/Gliszinski)
- The Board was in consensus to use Blandin funds of \$15,000 for a full time Fellow from Lead for America that TCU will host to work with Broadband issues in Le Sueur County.
- Approved the following claims for payment: (O'Keefe/Gliszinski)

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- Commissioner Wetzel reported on Special Board meeting, State Steering Committee for Emergency Communications
- Commissioner O'Keefe reported on Dept Head, Special Board meeting, Generator Meeting, P&Z
- Commissioner Rohlfig reported on Special Board meeting, Region 9 Executive, P&Z, MVAC
- Adjourned until March 23 at 9:00 a.m. (Gliszinski/O'Keefe)

**ATTEST: Le Sueur County Administrator      Le Sueur County Chairman**



Minnesota Department of Public Safety  
**ALCOHOL AND GAMBLING ENFORCEMENT DIVISION**  
 445 Minnesota St., Suite 1600, St. Paul, MN 55101-5133  
 (651) 201-7507 FAX (651) 297-5259 TTY (651) 282-6555

**RENEWAL OF LIQUOR, WINE, OR CLUB LICENSE**

No license will be approved or released until the \$20 Retailer ID Card fee is received by MN Liquor Control

**Licensee:** Please verify your license information contained below. Make corrections if necessary and sign. City Clerk/County Auditor should submit this signed renewal with completed license and licensee liquor liability for the new license period. **City Clerk/County Auditor is also required by M.S. 340A.404 S. 3 to report any license cancellation.**  
 License Code CT3.2DN55 License Period Ending 3-31-21 ID # 44737  
 City/County where license approved LeSueur CO

Licensee Name Waterville Baseball Club INC  
 Trade Name Waterville Baseball Club INC  
 Licensed Location address Hwy 60  
 City, State, Zip Code Waterville, MN 56096  
 Business Phone \_\_\_\_\_

**LICENSE FEES:** Off Sale \$ \_\_\_\_\_ On Sale \$ 20.00 Sunday \$ \_\_\_\_\_

By signing this renewal application, applicant certifies that there has been no change in ownership, corporate officers, partners, home addresses, or telephone numbers. If changes have occurred during the past 12 months, please give details on the back of this renewal, then sign below.

**Applicant's signature on this renewal confirms the following: Failure to report any of the following will result in fines.**

1. Licensee confirms that it has never had a liquor license rejected by any city/township/county in the state of Minnesota. If ever rejected, please give details on the back of this renewal, then sign below.
2. Licensee confirms that for the past five years it has not had a liquor license revoked for any liquor law violation (state or local). If a revocation has occurred, please give details on the back of this renewal, then sign below.
3. Licensee confirms that during the past five years it or its employees have not been cited for any civil or criminal liquor law violations. If violations have occurred, please give details on back of this renewal, and then sign below.
4. Licensee confirms that during the past license year, a summons has not been issued under the Liquor Liability Law (Dram Shop) MS 340A.802. If yes, attach a copy of the summons, then sign below.
5. Licensee confirms that Workers Compensation insurance is in effect for the full license period.
6. Licensee confirms that it has no interest directly or indirectly in another liquor establishment, be it manufacture, distribution or retail, or if so give details on the back of this renewal.

**Licensee has attached a liquor liability insurance certificate that corresponds with the license period in the city/county where the license is issued. \$100,000.00 in cash or securities or a \$100,000.00 surety bond may be submitted in lieu of liquor liability**

Licensee Signature \_\_\_\_\_ Date \_\_\_\_\_  
 (Signature certifies all above information to be correct and license has been approved by city/county.)  
 City Clerk/County Auditor Signature \_\_\_\_\_ Date \_\_\_\_\_  
 (Signature certifies that an on-sale intoxicating liquor license has been approved by the city/county as stated above).  
 County Attorney Signature [Signature] Date 3-17-21  
 County Board issued licenses only (Signature certifies licensee is eligible for license)  
 Police/Sheriff Signature [Signature] Date 3/10/21  
 (Signature certifies licensee or associates have been checked for any state/local liquor law violations (criminal/civil) during the past five years. Report violations on back, and then sign here.)

**A \$30.00 service charge will be added to all dishonored checks. You may also be subjected to a civil penalty of \$100.00 or 100% of the value of the check, whichever is greater, plus interest and attorneys fees.**

**Indicate below changes of corporate officers or partners, including: home addresses or telephone numbers. NOTE: Officers or partners may not be a person under 21 years of age.**

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**Report below, details of liquor law violations, both civil and criminal including dates and offenses, fines or other penalties; including Liquor Control penalties. NOTE: Incorrect or incomplete information is considered to be willfully fraudulent and is subject to legal recourse including fines and/or license suspension or revocation.**

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**Report below details involving any license rejections or revocations. NOTE: Incorrect or incomplete information is considered to be willfully fraudulent and is subject to legal recourse including fines and/or license suspension or revocation.**

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**City/County Comments:**

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## Human Resources

88 SOUTH PARK AVENUE • LE CENTER, MINNESOTA 56057

Telephone: 507-357-8517 • Fax: 507-357-8607

Cindy Westerhouse – Human Resources Director

### **HUMAN RESOURCES AGENDA ITEMS March 23, 2021**

Recommendation to promote Leanne Gieseke, full time Eligibility Worker, Grade 7, Step 8, \$26.34 per hour to a full time Financial Assistance Supervisor I, Grade 12, Step 4, \$30.64 per hour, in Human Services, effective March 29, 2021.

Recommendation to post and request the merit list for a full time Eligibility Worker in Human Services, Grade 7, Step 4, \$22.89 per hour.

Recommendation to promote Ashley Schultz, full time Office Support Specialist Senior, Grade 4, Step 6, \$20.65 per hour to a full time Human Services Administrative Aide, Grade 7, Step 4, \$22.89 per hour, in Human Services, effective March 29, 2021.

Recommendation to post and request the merit list for a full time Office Support Specialist Senior in Human Services, Grade 4, Step 4, \$19.22 per hour.

Recommendation to hire John Hank, full time Appraiser, Grade 10, Step 4 at \$27.26 per hour in the Assessor's Office, effective April 12, 2021.

Recommendation to hire Natasha Thelemann, full time Public Health Nurse, Grade 11, Step 7 at \$32.13 per hour in Public Health, effective April 26, 2021.

Recommendation to hire Rachel Burgess, full time Public Health Nurse, Grade 11, Step 7 at \$32.13 per hour in Public Health, effective April 26, 2021.

**LE SUEUR COUNTY PLANNING COMMISSION**  
**March 23, 2021**

**TO: LE SUEUR COUNTY BOARD OF COMMISSIONERS**

**FROM: LE SUEUR COUNTY PLANNING COMMISSION**

**SUBJECT: "REQUEST FOR ACTION"**

The Planning Commission recommends your action on the following items:

**ITEM #1: DAVID WENDELSCHAFER, CLEVELAND, MN (APPLICANT/OWNER):**  
Request to rezone 38.87 acres from Special Protection "SP" Shoreland District to Recreational Residential "RR" Shoreland District, Lake Henry a Natural Environment "NE" Lake and Lake Jefferson a Recreational Development "RD" lake. Property is located in the NW 1/4 NE 1/4 and NE 1/4 NW 1/4, Section 3, Cleveland Township.

**Based on the information submitted by the applicant, as required by the Le Sueur County Zoning Ordinance, the Planning Commission developed the attached findings for this request:**

Therefore, the Planning Commission recommends denial of the application.

**ITEM #2: BRENDA HENNECK SCHOLL, ST PETER, MN, (APPLICANT/OWNER):**  
Request that the County grant a Conditional Use Permit to allow the applicant grading, excavating, and filling of 53 cubic yards of material in the shore impact zone in a Recreational Residential "RR" Shoreland District, and a Flood Fringe "FF" Floodplain Overlay District, Lake Washington a Recreational Development "RD" lake. Property is located at Lot 7, Da Mar Estates, Section 6 & 7, Washington Township.

**Based on the information submitted by the applicant, as required by the Le Sueur County Zoning Ordinance, the Planning Commission developed the attached findings for this request:**

Therefore, the Planning Commission recommends approval of the application as written

**ITEM #3: THE BOATHOUSE LLC/C/O SHAWN WEICK, CLEVELAND, MN (APPLICANT/OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant grading, excavating, and filling of 8,850 cubic yards of material in an Agriculture "A" District: Property is located in the NE 1/4 NW 1/4 Section 1, Cleveland Township.

**Based on the information submitted by the applicant, as required by the Le Sueur County Zoning Ordinance, the Planning Commission developed the attached findings for this request:**

Therefore, the Planning Commission recommends approval of the application as written.

**ITEM #4: JMH PARTNERS LLP, ST PAUL, MN (APPLICANT/OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant to construct 3 additional self-service storage buildings at an existing self-service storage facility in an Agriculture "A" District. Property is located in NE 1/4 NE 1/4, Section 6, Derrynane Township.

**Based on the information submitted by the applicant, as required by the Le Sueur County Zoning Ordinance, the Planning Commission developed the attached findings for this request:**

Therefore, the Planning Commission recommends a of the approval application with the following conditions:

1. *Abide by conditions from original Conditional Use Permit-Abide by Section 19 Nuisance, no outside storage, remove excess topsoil.*

ACTION: ITEM #1: \_\_\_\_\_

ITEM #2: \_\_\_\_\_

ITEM #3: \_\_\_\_\_

ITEM #4: \_\_\_\_\_

DATE: \_\_\_\_\_

COUNTY AUDITOR/TREASURER SIGNATURE: \_\_\_\_\_

## ITEM # 1 FINDINGS OF FACT

**WHEREAS, David Wendelshafer** has applied for a Conditional Use Permit to allow the applicant to rezone 38.87 acres from Special Protection “SP” to Recreational Residential”RR”.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on March 11, 2021 in order to hear public testimony from the applicants as well as interested parties pertaining to and as provided by the Zoning Ordinance of Le Sueur County.

**WHEREAS,** the Le Sueur County Planning Commission, acting as an advisory board to the Le Sueur County Board of Commissioners recommends **denial** of the application due to the following findings:

1. *The proposal does not reflect and is not consistent with the goals and polices of the Le Sueur County Land Use Plan. **Special Protection district to protect the land, lake, one home per quarter/quarter. Goal #2-adopt land use goals and policies to conserve and restore its natural resources areas. Protect water quality, stay protected, Special Protection to preserve property.***
2. *The proposal is not compatible with the overall character of existing development in the immediate vicinity of the affected property. Consideration shall be made if there are similar land uses nearby or if the proposed use would be isolated. **South a farmhouse, north a single-family dwelling, the rest is ag. Uniqueness of Special Protection, immediate vicinity, not compatible to the area.***
3. *The proposal will be injurious to the use and enjoyment of other property in the immediate vicinity for the uses already permitted. **Water quality deteriorates with more housing, quite a number of homes.***
4. *The proposal will impede the normal and orderly development of surrounding vacant property for predominant uses in the area. **Ag property has been the prominent use, special protection of ag, should stay Special Protection.***
5. *The density of the proposal is greater than the density of the surrounding neighborhood or density indicated by the applicable Zoning District. **Density would be greater, Special Protection allows one house per quarter/quarter with the option of transfer of development rights. Surrounding neighborhood is Special Protection.***
6. *Soil conditions are not adequate to accommodate the proposal. **A lot of grading that will need to happen, don't know what the soils are.***
7. *The proposal will create a potential pollution hazard. **Could be pollution hazard adding 18 more homes on the small lake, additional docks, runoff from subdivision affecting water quality, 17 lots, 17 septic systems, too many lots.***
8. *The proposal will degrade the water quality of the County. **18 more homes will affect water quality degradation, runoff from 17 homes will affect water quality, yard runoff.***
9. *The proposal will have a negative impact upon natural resource areas such as bluffs, wetlands, water bodies, agricultural land, woodlands, and aggregate resource deposits. **Taking farmland out of production, water quality of lake adding 18 homes, unique property having an environmental lake and a residential lake, Special Protection, could have a negative impact on the water body.***
10. *The proposal will negatively affect the protection of the public health, safety, and general welfare. **Better to leave in Special Protection, same as findings number 1 Goals and Policies of the County Land Use Plan, affect the general welfare and safety.***

**WHEREAS,** On March 23, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the rezone application as requested by **David Wendelshafer**.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the March 23, 2023 Le Sueur County Board of Commissioners meeting in order to protect the public health, safety and general welfare of the citizens of Le Sueur County.



1. *The proposal does not reflect and is not consistent with the goals and polices of the Le Sueur County Land Use Plan.*
2. *The proposal is not compatible with the overall character of existing development in the immediate vicinity of the affected property. Consideration shall be made if there are similar land uses nearby or if the proposed use would be isolated.*
3. *The proposal will not have an adverse effect on the value of adjacent properties.*
4. *The proposal will be injurious to the use and enjoyment of other property in the immediate vicinity for the uses already permitted.*
5. *The proposal will impede the normal and orderly development of surrounding vacant property for predominant uses in the area.*
6. *The density of the proposal is greater than the density of the surrounding neighborhood or density indicated by the applicable Zoning District.*
7. *Soil conditions are not adequate to accommodate the proposal.*
8. *The proposal will create a potential pollution hazard.*
9. *The proposal will degrade the water quality of the County.*
10. *The proposal will not have a negative impact upon natural resource areas such as bluffs, wetlands, water bodies, agricultural land, woodlands, and aggregate resource deposits.*

The proposal will not negatively affect the protection of the public health, safety, and general welfare.**BE IT FURTHER RESOLVED**, by the Le Sueur County Board of Commissioners that based on the above Findings of Fact, to allow the rezone of 38.87 acres from Special Protection “SP” Shoreland District to Recreational Residential “RR” Shoreland District, is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlfig, Chairman, Le Sueur County Board of Commissioners

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Pam Simonette, Le Sueur County Auditor/Treasurer

DATE: \_\_\_\_\_

## ITEM # 2 FINDINGS OF FACT

**WHEREAS, Brenda Henneck Scholl** has applied for a Conditional Use Permit to allow grading, excavating, and filling of 53 cubic yards in the shore impact zone.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on March 11, 2021 in order to hear public testimony from the applicants as well as interested parties pertaining to and as provided by the Zoning Ordinance of Le Sueur County.

**WHEREAS,** the Le Sueur County Planning Commission, acting as an advisory board to the Le Sueur County Board of Commissioners recommends **approval** of the application due to the following findings:

- 1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
- 2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
- 3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
- 4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
- 5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
- 6. The Conditional Use Permit is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
- 7. The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

**WHEREAS,** On March 23, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **Brenda-Henneck-Scholl**.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the March 23, 2021 Le Sueur County Board of Commissioners meeting in order to protect the public health, safety and general welfare of the citizens of Le Sueur County.

- 1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
- 2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
- 3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
- 4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
- 5. Adequate measures have been or will be taken to prevent and control offensive odor,*

*fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*

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

**BE IT FURTHER RESOLVED**, by the Le Sueur County Board of Commissioners that based on the above Findings of Fact, a Conditional Use Permit to allow grading, excavating and filling of 53 cubic yards in the shore impact zone, is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlfig, Chairman, Le Sueur County Board of Commissioners

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Pam Simonette, Le Sueur County Auditor/Treasurer

DATE: \_\_\_\_\_

### ITEM # 3 FINDINGS OF FACT

**WHEREAS, The Boat House LLC/Shawn Weick** has applied for a Conditional Use Permit to allow grading, excavating, and filling of 8,850 cubic yards.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on March 11, 2021 in order to hear public testimony from the applicants as well as interested parties pertaining to and as provided by the Zoning Ordinance of Le Sueur County.

**WHEREAS,** the Le Sueur County Planning Commission, acting as an advisory board to the Le Sueur County Board of Commissioners recommends **approval** of the application due to the following findings:

- 1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
- 2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
- 3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
- 4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
- 5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
- 6. The Conditional Use Permit is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
- 7. The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

**WHEREAS,** On March 23, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **The Boat House LLC/Shawn Weick**.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the March 23, 2021 Le Sueur County Board of Commissioners meeting in order to protect the public health, safety and general welfare of the citizens of Le Sueur County.

- 1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
- 2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
- 3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
- 4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
- 5. Adequate measures have been or will be taken to prevent and control offensive odor,*

*fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*

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

7. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

8. Bond required in the amount of \$\_\_\_\_\_

**BE IT FURTHER RESOLVED**, by the Le Sueur County Board of Commissioners that based on the above Findings of Fact, a Conditional Use Permit to allow grading, excavating and filling of 8,850 cubic yards, is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlfig, Chairman, Le Sueur County Board of Commissioners

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Pam Simonette, Le Sueur County Auditor/Treasurer

DATE: \_\_\_\_\_

## ITEM # 4 FINDINGS OF FACT

**WHEREAS, JMH Partners LLP** has applied for a Conditional Use Permit to allow an expansion of an existing self-service storage facility with 3 additional buildings.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on March 11, 2021 in order to hear public testimony from the applicants as well as interested parties pertaining to and as provided by the Zoning Ordinance of Le Sueur County.

**WHEREAS,** the Le Sueur County Planning Commission, acting as an advisory board to the Le Sueur County Board of Commissioners recommends **approval** of the application due to the following findings:

2. *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.*
3. *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.*
4. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
5. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
6. *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.*
7. *The Conditional Use Permit is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
8. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*
9. *Abide by conditions from original Conditional Use Permit-Abide by Section 19 Nuisance, no outside storage, remove excess topsoil.*

**WHEREAS,** On March 23, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **JMH Partners LLP**.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the March 23, 2021 Le Sueur County Board of Commissioners meeting in order to protect the public health, safety and general welfare of the citizens of Le Sueur County.

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and*

*loading space to serve the proposed use.*

5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *The Conditional Use Permit is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
7. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*
8. ***Abide by conditions from original Conditional Use Permit-Abide by Section 19 Nuisance, no outside storage, remove excess topsoil.***

**BE IT FURTHER RESOLVED**, by the Le Sueur County Board of Commissioners that based on the above Findings of Fact, a Conditional Use Permit to allow an expansion of an existing self-service storage facility of 3 additional buildings, is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlfig, Chairman, Le Sueur County Board of Commissioners

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Pam Simonette, Le Sueur County Auditor/Treasurer

DATE: \_\_\_\_\_

**LE SUEUR COUNTY PLANNING COMMISSION**  
**88 SOUTH PARK AVE.**  
**LE CENTER, MINNESOTA 56057**  
March 11, 2021

**MEMBERS PRESENT:** Don Reak, Doug Krenik, Jeanne Doheny, Shirley Katzenmeyer, Al Gehrke, Pam Tietz, Scott Vonlehe, Commissioner O'Keefe

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Michelle Mettler

1. The meeting was called to order at 7:00 PM by Chairperson Jeanne Doheny.
2. Agenda. Motion to approve the corrected agenda was made by Doug Krenik. Second by Don Reak. Approved with corrections.
3. Minutes from **February 11, 2021** Meeting. Correction-No Power Point was presented at the meeting. Motion to approve the minutes with correction was made by Shirley Katzenmeyer. Second by Doug Krenik. Approved with corrections.
4. Applications

**ITEM #1: \*\*\*\*\*POSTPONED\*\*\*\*\* JOSHUA BEULEKE AND JONATHAN BEULEKE, MONTGOMERY, MN, (APPLICANT) GEORGE KUKACKA, MONTGOMERY, MN, (OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant to rezone 2 acres from Recreational Commercial "RC" Shoreland District to Special Protection "SP" Shoreland District on Lake Pepin a Natural Environment "NE" lake. Property is located in Government Lot 3, Section 27, Lanesburgh Township.

**ITEM #2: DAVID WENDELSCHAFER, CLEVELAND, MN (APPLICANT/OWNER):** Request to rezone 38.87 acres from Special Protection "SP" Shoreland District to Recreational Residential "RR" Shoreland District, Lake Henry a Natural Environment "NE" lake and Lake Jefferson a Recreational Development "RD" lake. Property is located in the NW 1/4 NE 1/4 and NE 1/4 NW 1/4, Section 3, Cleveland Township.

Michelle Mettler presented the Power Point presentation.

David Wendelshafer was present for application.

TOWNSHIP Notified. Response: None

DNR Notified. Response: None.

LETTERS: Ken Hoenstein, opposed to proposed rezone.

PUBLIC COMMENT: None

Discussion was held regarding: Concept plan, property is currently farmland. Property is within 1,000 feet of both Lake Jefferson, Recreational Development lake, and Lake Henry, Natural Environment lake.



Michelle Mettler-interpretation and recommendation to the Board would be Lake Jefferson based on the fact that some of the lots have lake frontage on Lake Jefferson, and also the difference in elevations of both lakes. Lake Henry has quite a bit higher elevation.

Additional connections to connect to the City of Cleveland. Dave Wendelshafer would like to connect, but was told there was no more room. Could use a backlot for a mound system. 2 septic sites on each proposed lot.

Protection of the water, changing from Special Protection bad idea, 18 lots proposed, number of docks, lake already overused. Number of steps through the process - Conditional Use Permit, Preliminary Plat, Final Plat. Status of the township road along the lake has been abandoned by the township, elevation of the road.

Rezone findings from the **Comp Plan**.

- a. *Whether the land is marginal agricultural land or not:*
  - i. *Land proposed for rezoning is on an irregular parcel;*
  - ii. *Land soils are poor production quality, including highly erodible lands;*
  - iii. *Treed or forested areas; and*
  - iv. *Soil suitability ratings are good for urban type development.*
- b. *Is the rezoning request for land that is adjacent to another high density housing development area?*
- c. *Is the rezoning request for land that has access to a suitable public road, as determined by the appropriate road authority?*
- d. *Does the land proposed for rezoning intrude onto valuable natural resources areas, such as aggregate resource deposits, wetland areas, or other natural areas deemed to be worth protecting?*
- e. *Is the land proposed for rezoning too remote and/or the development threshold too large or too small for cost efficient public service delivery? This would include police, fire, emergency vehicles, and school district services.*
- f. *Is the rezoning request for land and the type or scope of development proposed too close to existing feedlot operations?*
- g. *Is the bulk of the development cost for construction of access, management of stormwater, and other development related issues paid for by the developer and not the public?*
- h. *Is the development occurring on land that is shown to be a potential source for aggregate resources (see aggregate resource map)? If it is and the area under consideration for development is not in an aggregate protection overlay district, the County should require test borings on the potential site to more firmly identify the quality of the aggregate resource.*

Building eligibility of lot, transfer of development rights, access was determined and approved by Highway Department near the Lake Henry access, Roy's Landing across the lake was approved, access to the lake for the lots, limited number docks and boat slips, some lots lake frontage and access lot for back lots, runoff from development vs farmland, abandoned road proposed to be removed and the materials used for the new road in the plat, abandoned road owned by Wendelshafer, large trees along the road are to remain in place,

Findings by majority roll call vote:

1. *The proposal does not reflect and is not consistent with the goals and policies of the Le Sueur County Land Use Plan. **Special Protection district to protect the land, lake, one home per quarter/quarter. Goal #2-***

- adopt land use goals and policies to conserve and restore its natural resources areas. Protect water quality, stay protected, Special Protection to preserve property.*
2. *The proposal is not compatible with the overall character of existing development in the immediate vicinity of the affected property. Consideration shall be made if there are similar land uses nearby or if the proposed use would be isolated. South a farmhouse, north a single-family dwelling, the rest is ag. Uniqueness of Special Protection, immediate vicinity, not compatible to the area.*
  3. *The proposal will be injurious to the use and enjoyment of other property in the immediate vicinity for the uses already permitted. Water quality deteriorates with more housing, quite a number of homes.*
  4. *The proposal will impede the normal and orderly development of surrounding vacant property for predominant uses in the area. Ag property has been the prominent use, special protection of ag, should stay Special Protection.*
  5. *The density of the proposal is greater than the density of the surrounding neighborhood or density indicated by the applicable Zoning District. Density would be greater, Special Protection allows one house per quarter/quarter with the option of transfer of development rights. Surrounding neighborhood is Special Protection.*
  6. *Soil conditions are not adequate to accommodate the proposal. A lot of grading that will need to happen, don't know what the soils are.*
  7. *The proposal will create a potential pollution hazard. Could be pollution hazard adding 18 more homes on the small lake, additional docks, runoff from subdivision affecting water quality, 17 lots, 17 septic systems, too many lots.*
  8. *The proposal will degrade the water quality of the County. 18 more homes will affect water quality degradation, runoff from 17 homes will affect water quality, yard runoff.*
  9. *The proposal will have a negative impact upon natural resource areas such as bluffs, wetlands, water bodies, agricultural land, woodlands, and aggregate resource deposits. Taking farmland out of production, water quality of lake adding 18 homes, unique property having an environmental lake and a residential lake, Special Protection, could have a negative impact on the water body.*
  10. *The proposal will negatively affect the protection of the public health, safety, and general welfare. Better to leave in Special Protection, same as findings number 1 Goals and Policies of the County Land Use Plan, affect the general welfare and safety.*

Motion was made by Don Reak to deny the application.

Second by Scott Vonlehe. Motion approved. Motion carried.

**ITEM #3: BRENDA HENNECK-SCHOLL, ST PETER, MN, (APPLICANT/OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant grading, excavating, and filling of 53 cubic yards of material in the shore impact zone in a Recreational Residential "RR" Shoreland District, and a Flood Fringe "FF" Floodplain Overlay District, Lake Washington a Recreational Development "RD" lake. Property is located at Lot 7, Da Mar Estates, Section 6 & 7, Washington Township.

Michelle Mettler presented the Power Point presentation.

Brenda Henneck-Scholl was present for application.

TOWNSHIP Notified. Response: None.

DNR Notified. Response: None.

LETTERS: None.

PUBLIC COMMENT: None

Discussion was held regarding: Boathouse repair, place plates under the boat house, piers and anchors to reinforce, threaded rods into the hill to stabilize one wall. 3 days to complete repair then put soil back, erosion control, rain garden was installed before, doesn't use fertilizer, not removing any trees. Variance was granted for the boathouse and a second water-oriented accessory structure-detached deck on the hillside. Proposal is for fixing the deteriorated boat house. Has engineer involved with the proposed repair. Boathouse brings value to the property. DNR had said years before that the boat house could not be replaced. Protecting the shoreline also.

Findings by majority roll call vote:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *The Conditional Use Permit is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
7. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

Motion was made by Al Gehrke to approve the application as written.

Second by Pam Tietz. Motion approved. Motion carried.

**ITEM #4: THE BOATHOUSE LLC/C/O SHAWN WEICK, CLEVELAND, MN (APPLICANT/OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant grading, excavating, and filling of 8,850 cubic yards of material in an Agriculture "A" District. Property is located in the NE 1/4 NW 1/4 Section 1, Cleveland Township.

Michelle Mettler presented the Power Point presentation.

Shawn Weick was present for application.

TOWNSHIP Notified. Response: None.

LETTERS: None.

PUBLIC COMMENT: None.

Discussion was held regarding: Need grading, excavating, and filling in order to build the third building. Clientele initially were from the Twin Cities area, now have people from the area. Conditions of the previous application-no outside storage, access from the County Road. Additional grading, excavating and filling is just for the third building. 2015 application showed a

total of 5 buildings, clarify the first two buildings were part original CUP application, additional buildings require a CUP, required to be built within one year of CUP approval, current proposal is for grading, excavating, and filling for the third building. Was a condition on the first CUP for grading, excavating, and filling that there could be no stockpiling of dirt on the site, dust control. Was one complaint last year, was addressed and resolved immediately.

Findings by majority roll call vote:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *The Conditional Use Permit is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
7. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

Motion was made by Don Reak to approve the application as written.

Second by Scott Vonlehe. Motion approved. Motion carried.

**ITEM #5: JMH PARTNERS LLP, ST PAUL, MN (APPLICANT/OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant to construct 3 additional self-service storage buildings at an existing self-service storage facility in an Agriculture "A" District. Property is located in NE 1/4 NE 1/4, Section 6, Derrynane Township.

Michelle Mettler presented the Power Point presentation.

Dan Hanlon was present for application.

TOWNSHIP Notified. Response: None.

LETTERS: None

PUBLIC COMMENT: None

Discussion was held regarding: 90% of renters are located within 10-15 miles. Smaller buildings, proposed in the flat area won't need to do much grading, native prairie planted on the property, paved driveway and access up to the buildings, keeps dust down, keep it looking nice. Proposal of three additional buildings will be in line with the existing structures. Very clean and neat in appearance. No complaints at the site.

Findings by majority roll call vote:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*

3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *The Conditional Use Permit is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
7. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

Motion was made by Doug Krenik to approve the application. Conditions: Conditions from original CUP must be continued except dust control. No outside storage, no stock-piling onsite.

Second by Shirley Katzenmeyer. Motion approved. Motion carried.

**ITEM #6: RICHARD NOVAK, NEW PRAGUE, MN (APPLICANT) STEVE RUTT, LE CENTER, MN (OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant grading, excavating, and filling of 1,700 cubic yards of material in a Recreational Residential "RR" District, Lake Volney a Recreational Development "RD" lake. Property is located at Lot 1, CIC #45 Lake Volney Estates, Section 36,-Lexington Township.

Michelle Mettler presented the Power Point presentation.

Richard Novak, applicant; Steve Rutt, Owner; Brian Wagner, Selly Excavating; Dan Westergren-surveyor, were present for application.

TOWNSHIP Notified. Response: No opposition and in favor of application

LETTERS: Kenny & Dola Kalina, Holly Kalbus, Environmental Resource Specialist, Mike Schultz, SWCD-email, Dave Tieggs, Highway Engineer-email.

PUBLIC COMMENT: None

Discussion was held regarding: Concerns with storm water runoff and drainage. Dan Westergren-surveyor, not impacting any runoff to the adjacent lot to the west. Routed around the septic system to the ditch, not a big increase in runoff, utilizing the existing drainage structures, not adding material to the lot. Brian Wagner, Selly Excavating willing to work with Holly & Mike, rock dams in ditch, rain garden, may need to go into Township road ditch-would need to look at it little closer. Any work done in road ditch requires approval from the road authority. Cluster septic system is full-need to have room for 2 septic sites on the lot. Holly Kalbus-Discussed with Mike Schultz the history of erosion and storm water runoff in this area. Other neighbors had implemented projects to help control runoff. Holly Kalbus and Mike Schultz made a site visit to the property-culvert goes under township road, can address by adding a Best Management Practice. Don't want to flood out the houses on the south side of the road. If tabled, there is no additional fee. Rich Novak-disagree with tabling the application. Current CUP is for 1700 cubic yards and does not include any BMP. Would need updated plan by Friday. Could change the plan to not cut the house down so far to limit the cubic yards to allow for the rain garden. Were water issues out there from before, want to move forward. Don't want to approve something that won't improve the situation. Problems out there applicant should not be penalized for the problems already there, work with applicant. Rock checks in the ditch to help slow things down, rain garden to help slow things down. Can't make it worse, required to make it better? Ongoing problem, if table the application can come back in May. Known problem. Implement BMP, could change the amount of cubic yards grading, excavating, and filling. More than 50 cubic yards of grading, excavating, and filling requires a CUP. Excavation for a basement is part of the permit. Commissioner O'Keefe-parted ways with consultant, isn't an issue with in-house staff. Scott Vonlehe-there is always delays in construction, best to table the application so that it doesn't cost more money.

Findings by majority roll call vote:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *The Conditional Use Permit is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
7. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

Motion was made by Scott Vonlehe to table the application. Work with Mike and Holly to get on the schedule as quickly as can. Keep in touch with Environmental Services. Can call the office Friday to discuss.

Second by Al Gehrke. Motion approved. Motion carried.

5. Discussion Items: Ordinance worksession 3-12-2021 at 10:30 AM at the EOC, Lower Level of the Justice Center, Le Center.
6. Warrants/Claim-signatures.
7. Motion to adjourn meeting by Pam Tietz. Second by Shirley Katzenmeyer. Motion approved. Motion carried.

Respectfully submitted,

Michelle R. Mettler

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



## **ENVIRONMENTAL SERVICES**

Mailing Address: 88 South Park Avenue, Le Center MN 56057

Physical Address: 515 South Maple Avenue, Le Center MN 56057

Phone: 507-357-8538 [environmentalservices@co.le-sueur.mn.us](mailto:environmentalservices@co.le-sueur.mn.us)

Fax: 507-357-8541 [www.co.le-sueur.mn.us](http://www.co.le-sueur.mn.us)

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### Summary of 2021 Truck Quotes

#### Wolf Motors Le Sueur:

1). 2021 F-150 4x4 Supercab \$29,236.00

#### North Country GM Hibbing:

1). 2021 Chevrolet Silverado 1500 4WD Double Cab \$28,960.00

# March 2021 – April 2021

## Future Meetings

### March

Wednesday, March 31<sup>st</sup> Le Sueur-Rice JD54 Repair and Assessment Hearing, 1:30 p.m. (EOC & WebEx)

### April

Tuesday, April 6<sup>th</sup> County Board Meeting, 9:00 a.m.

CD 43 Repair Public Hearing, 10:00 a.m.

MNDOT Work Session following Board meeting

Tuesday, April 6<sup>th</sup> Community Health Board, 1:30 p.m.

Monday, April 12<sup>th</sup> Bid Letting for Le Sueur County 2021 Projects, 1 p.m., Board Room

Tuesday, April 20<sup>th</sup> County Board Meeting, 9:00 a.m.

Tuesday, April 27<sup>th</sup> County Board Meeting, 9:00 a.m.

### May

Monday, May 3<sup>rd</sup> County Administrator Interviews, Commissioner Room

Tuesday, May 4<sup>th</sup> County Board Meeting, 9:00 a.m.

Wednesday, May 12<sup>th</sup> Planning & Zoning Administrator Interviews, Environmental Services Conference Room

Tuesday, May 18<sup>th</sup> County Board Meeting, 9:00 a.m.

Tuesday, May 25<sup>th</sup> County Board Meeting, 9:00 a.m.