

LE SUEUR COUNTY PLANNING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
August 13, 2020

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

MEMBERS ABSENT: Don Reak

OTHERS PRESENT: Joshua Mankowski

1. The meeting was called to order at 7:00 pm by Chairperson Jeanne Doheny.
2. Agenda. Motion to approve the agenda was made by Scott Vonlehe. Second by Doug Krenik. Motion approved via roll call vote 4-0.
3. Minutes from July 9, 2020 Meeting. Motion to approve the minutes was made by Al Gehrke. Second by Scott Vonlehe. Motion approved via roll call vote 4-0.
4. Applications

ITEM #1: R HENERY CONSTRUCTION, MANKATO, MN, (APPLICANT) DELORES DENNIS, WASECA, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow Grading, Excavating, and Filling of less than 1 cubic yard of material for the construction of stairs located in the Bluff in a Recreational Residential "RR" Shoreland District and a Flood Fringe Overlay District, on Lake Jefferson a Recreational Development "RD" Lake. Property is located at Lot 7, Block 1, Kluntz Lakewood Knoll 2nd Addn., Section 1, Cleveland Township.

Joshua Mankowski presented the PowerPoint presentation.

Delores Dennis was present for application.

TOWNSHIP Notified. Response: None.

DNR Notified. Response: None.

LETTERS: Holly Kalbus, Environmental Resources Specialist, recommending approval of the application.

PUBLIC COMMENT: None.

Discussion was held regarding: None.

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. DNR agrees with Holly Kalbus, there should be no disturbance in the bluff except for stairs and this proposal has minimum disturbance of the bluff. Diamond piers are good for this. There is minimum disturbance.*
7. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

Motion was made by Shirley Katzenmeyer to Approve the application as presented.

Second by Scott Vonlehe. Motion approved via roll call vote 4-0. Motion carried.

ITEM #2: DANIEL CHRISTENSEN, MADISON LAKE, MN, (APPLICANT/TOWNER):
Request that the County grant a Conditional Use Permit to allow Grading, Excavating, and Filling of 56 cubic yards of material located in the bluff in a Recreational Residential "RR" Shoreland District on Lake Jefferson a Recreational Development "RD" lake. Property is located at Lot 12, Block 1, Biehns Southview, Section 4, Cleveland Township.

Joshua Mankowski presented the PowerPoint presentation.

Daniel Christensen was present for application.

TOWNSHIP Notified. Response: None.

DNR Notified. Response: None.

LETTERS: Holly Kalbus, Environmental Resources Specialist, recommending approval of the application with a condition: Plant Minnesota deep rooted native vegetation within the restored bluff project areas. This will help prevent future erosion and runoff issues and will help infiltrate water that is coming from the up land area.

PUBLIC COMMENT: None.

Discussion was held regarding: The work that was performed onsite and how the site was modified to reduce the chances of this happening again were discussed.

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. **Important to follow Holly's recommendation to work with Environmental Services and the Soil and Water Conservation District. Would like to see a timeline to work with applicant.***
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 with Holly Kalbus' condition. Conditions: Plant Minnesota deep rooted native vegetation within the restored bluff project areas. This will help prevent future erosion and runoff issues and will help infiltrate water that is coming from the up land area.

Second by Pam Tietz. Motion approved via roll call vote 4-0. Motion carried.

5. Discussion Items: None.

6. Warrants/Claim-signatures.

7. Motion to adjourn meeting by Scott Vonlehe. Second by Shirley Katzenmeyer. Motion approved via roll call vote 4-0. Motion carried.

Respectfully submitted,

Joshua Mankowski

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