

LE SUEUR COUNTY PLANNING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
November 12, 2020

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

MEMBERS ABSENT: None

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 Doug Krenik. Second by Don Reak. Approved via roll call vote 7-0.
3. Minutes from October 8, 2020 Meeting. Motion to approve the minutes was made by Al Gehrke. Second by Shirley Katzenmeyer. Approved via roll call vote 7-0.
4. Applications

ITEM #1: JOSHUA BEULKE AND JONATHAN BEULKE, MONTGOMERY, MN, (APPLICANT): Request an amendment to the Le Sueur County Zoning Ordinance Section 13.3 to add clinics as a conditional use in the Recreational Commercial (RC) Shoreland District.

Joshua Mankowski presented the PowerPoint presentation.

Joshua Beulke and Jonathan Beulke were present for application.

TOWNSHIP Notified. Response: None.

DNR Notified. Response: None.

LETTERS: None.

PUBLIC COMMENT: None.

Discussion was held regarding: Discussion was held on why clinics would be a good fit within the Recreational Commercial (RC) District, how clinics relate to other Conditional Uses already allowed within the District, concerns were raised about approving the amendment without first discussing the overall impact the addition could have on the RC District and the issue of approving the addition without first establishing definitions and possibly standards.

Motion was made by Doug Krenik to Table the application in order for the Planning Commission to further discuss the impacts of the proposed amendment and discuss possible definitions and standards.

Second by Scott Vonlehe. Motion approved via roll call vote 7-0. Motion carried.

ITEM #2: JEROME & JULIE WIDMER, NEW PRAGUE, MN, (APPLICANT\OWNER):
Request that the County grant a Conditional Use Permit to allow the applicant to transfer the development right from the NE1/4 SW1/4 to the SW1/4 SW1/4 in an Agriculture "A" District. Property is located in the SW 1/4, Section 1, Derrynane Township.

Joshua Mankowski presented the PowerPoint presentation.

Jerome & Julie Widmer were present for the application.

TOWNSHIP Notified. Response: None.

DNR Notified. Response: None.

LETTERS: None.

PUBLIC COMMENT: None.

Discussion was held regarding: Discussion was had about the desire to have somewhere for Jerome & Julie Widmer's second son to build in the future, this would allow homes to be clustered and preserve agricultural land, and the application shows good farming management and planning.

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. **Preserves agricultural land for agricultural uses.***
7. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

Motion was made by Shirley Katzenmeyer to Approve the application. Conditions: None.

Second by Al Gehrke. Motion approved via roll call vote 7-0. Motion carried.

5. Discussion Items: Will be setting up a work session to discuss the requested Zoning Ordinance amendment, we will be starting to discuss other zoning amendments, and possible future work session to discuss and get a better understanding recommended conditions from the Environmental Resources Specialist.

6. Warrants/Claim-signatures.

7. Motion to adjourn meeting by Pam Tietz. Second by Don Reak. Motion approved via roll call vote 7-0. Motion carried.

Respectfully submitted,

Joshua Mankowski

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

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