

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

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

MEMBERS ABSENT: Pam Tietz

OTHERS PRESENT: Molly Just, Consultant Planner

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 Don Reak. Second by Al Gehrke. Approved.
3. Minutes from January 14, 2021 Meeting. Motion to approve the minutes was made by Shirley Katzenmeyer. Second by Don Reak. Approved.
4. Applications

ITEM #1: STEVE AND EILEEN BOEHM, EAGAN, MN, (APPLICANT): Request that the County grant a Conditional Use Permit to allow the applicant grading, excavating, and filling of 35 cubic yards of which 14 will be in the bluff/bluff impact zone and 20 will be in the shoreland/shore impact zone to remove retaining walls and restore the land to a more natural slope in a Recreational Residential "RR" Shoreland District, West Lake Jefferson a Recreational Development "RD" lake. Property is located at Lot 29, Edgewater Terrace, Section 3, Cleveland Township

Molly Just presented the PowerPoint presentation. Stated that the actual amount is 34 cubic yards of which only 13 require a CUP.

Steve Boehm was present for application. Concerned about the ability of deep rooted native vegetation to hold as it gets established. Chair suggested that he meet with H. Kalbus to discuss the success of the plantings.

TOWNSHIP Notified. Response: None

DNR Notified. Response: None

LETTERS: Holly Kalbus, Environmental Services Specialist. It would be my recommendation to approve the application with the condition listed below. The applicant is proposing to remove existing retaining walls and regrade the lot to a more natural slope. The grading, excavating, and filling work is being proposed in areas where it is needed, specifically where the existing retaining walls will be removed as well as where the current gravel area is located.

Additionally, the applicant is proposing to add topsoil and install native vegetation where the existing gravel is located. The proposed projects are restoration efforts that will help stabilize and protect the bluff as well as provide a water quality benefit to the lake.

Condition: 1. Plant deep rooted Minnesota native vegetation within the proposed native planting restoration area.

PUBLIC COMMENT: NONE

Discussion was held regarding: Cubic Yards in the bluff.

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. Conditions:

1. Plant deep rooted Minnesota native vegetation within the proposed native planting restoration area.

Second by Scott Vonlehe. Motion approved. Motion carried.

ITEM #2: CLAY MILLER, WELLS, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit allow for a home addition using stem wall construction in a Recreational Residential "RR" Shoreland District, Tetonka Lake a Recreational Development "RD" lake. Property is located at Lot 36, Tetonka Beach Subdivision, Section 24, Elysian Township.

Molly Just presented the PowerPoint presentation. Request that the County grant a Conditional Use Permit to allow for a home addition using stem wall construction. Stem wall construction is an allowable design approach to ensure structures built on fill in or near special flood hazard areas are reasonably safe from flooding. The applicant has demonstrated that the design requirements are met.

Clay Miller was present for application.

TOWNSHIP Notified. Response: None

DNR Notified. Response: None

LETTERS: None

PUBLIC COMMENT: None

Discussion was held regarding: What is stem wall construction? Applicant – floor is slab on grade but raised to meet the RFPE. The void is filled with fill. Doug K. is this essentially a basement with fill in it? Shirley – need to include the FEMA standards in the packet going forward.

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 to APPROVE the application. Conditions: None.

Second by Shirley. Motion approved. Motion carried.

5. Discussion Items: None

6. Warrants/Claim-signatures.

7. Motion to adjourn meeting by Scott Vonlehe. Second by Al Gherke. Motion approved. Motion carried.

Respectfully submitted,

Molly Just, Consultant Planner

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