

**LE SUEUR COUNTY PLANNING COMMISSION**  
**May 25, 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: JEFF & BARBARA LOUKS, CLAREMONT, MN, (APPLICANT/OWNER):** Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 21 cubic yards in the shore impact zone, 24 cubic yards in the bluff impact zone, 13 cubic yards in the bluff, total 56 cubic yards on a lot in a Recreational Residential "RR" Shoreland District, German Lake, a Recreational Development "RD" lake. Property is located at Lots 9 & 10, Holiday Park, Section 9, Elysian 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 #2: KRISTIE & PATRICK O'BRIEN, MONTGOMERY, MN, (APPLICANT\OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant to establish and operate a Level II Home Occupation (Salon) in an Urban/Rural Residential "R1" District. Property is located at Lot 3, Block 2, Sanborn Fields, Section 26, Lanesburgh 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: ITC MIDWEST LLC, DES MOINES, IA, (APPLICANT/OWNER):** Requests that the County grant a Conditional Use Permit to allow the applicant to rebuild an existing 69Kv Electric Substation in an Urban/Rural Residential "R1" District. Property is located in the NW 1/4 NW 1/4, Section 10, Lanesburgh 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: NORTHERN NATURAL GAS, MENDOTA HEIGHTS, MN, (APPLICANT) ROGER RUHLAND, MONTGOMERY, MN, (OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant to establish a Gas Regulator Station (Town Border Station) in an Agriculture "A" District. Property is located in the E 1/2 NW 1/4, Section 8, Montgomery 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 #5: BRIAN & LINDA LYNCH, ST CLAIR, MN, (APPLICANT\OWNER):** Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 872 cubic yards of material on a lot in an Urban/Rural Residential "R1" District and a Recreational Residential "RR" Shoreland District, Lake Francis, a Recreational Development "RD" lake. Property is located at Lot 5, Block 1, Greenland Hills, Section 32, Elysian 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 with the following conditions:

1. Work with county staff to add Best Management Practice of grass waterway to address stormwater runoff.

**ITEM #6: JASON & TAMMY STEEN, CLEVELAND, MN, (APPLICANT/OWNER):** Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 2,415 cubic yards of material on a lot in an Urban/Rural Residential “R1” District. Property is located in Lots 7 & 8, Greenland Hills, Section 32, Elysian 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 with the following conditions:

1. Work with county staff to address stormwater runoff and implement Best Management Practice.

**ITEM #7: SCOTT BORGMEIER, MADISON LAKE, MN, (APPLICANT/OWNER):** Requests that the County grant a Conditional Use Permit to allow the applicant to expand an existing feedlot an additional 744 animal units for a total of 1,806 animal units in an Agriculture “A” District. Property is located in the NW 1/4 NW 1/4, Section 34, 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 #8: CHRISTINA MATHISON & MICHAEL BOOTH, CARVER, MN, (APPLICANT/OWNER):** Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 262.5 cubic yards of material in the shore impact zone for a total of 875 cubic yards of material on a lot in a Recreational Residential “RR” Shoreland District, German Lake, a Recreational Development “RD” lake. Property is located at Lot 34 Glen’s Beach, Section 4, Elysian 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 with the following conditions:

1. Work with Holly Kalbus through the plan.
2. Erosion Control on the whole property and keep contained.

**ITEM #9: IMPACT POWER SOLUTIONS (IPS) ROSEVILLE, MN, (APPLICANT); KATHLEEN REGENSCHEID C/O TRACY WARN, MINNEAPOLIS, MN (OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant to construct a 1 MW Solar Energy System (SES) in an Agriculture “A” District. Property is located at NW 1/4 SE 1/4, Section 24, Kasota 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 #10: CHARLES & MICHELLE FENGER, CLEVELAND, MN, (APPLICANT/OWNER):** Request that the County grant a Conditional Use Permit to allow an After-the-Fact expansion of 17 seasonal campsites in an existing campground, Beaver Dam Campground for a total of 76 sites and 3 cabins in a Recreational Commercial “RC” Shoreland District, German Lake, a Recreational Development “RD” lake. Property is located in Auditor’s Plat, Government Lot 1, Section 5, Elysian Township, and part of the SW 1/4 of the SW 1/4 of Section 32, Cordova 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 with the following conditions:

1. Applicant is to meet with Environmental Services quarterly, reporting and progress starting September 1<sup>st</sup>.
2. Goal of completion date May 1, 2022.
3. Follow up progress on other violations. Meet with Environmental Services to identify, prioritize and schedule with completion deadline of the remaining violations by October 1, 2021.

ACTION:                    ITEM #1: \_\_\_\_\_  
                                  ITEM #2: \_\_\_\_\_  
                                  ITEM #3: \_\_\_\_\_  
                                  ITEM #4: \_\_\_\_\_  
                                  ITEM #5: \_\_\_\_\_  
                                  ITEM #6: \_\_\_\_\_                    Bond Amount \$ \_\_\_\_\_  
                                  ITEM #7: \_\_\_\_\_  
                                  ITEM #8: \_\_\_\_\_  
                                  ITEM #9: \_\_\_\_\_                    Bond Amount \$ \_\_\_\_\_  
                                  ITEM #10: \_\_\_\_\_

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

COUNTY ADMINISTRATOR SIGNATURE: \_\_\_\_\_

**ITEM # 1 FINDINGS OF FACT**

**WHEREAS, JEFF & BARBARA LOUKS** have applied for a Conditional Use Permit to allow grading, excavating, and filling of 21 cubic yards in the shore impact zone, 24 cubic yards in the bluff impact zone, 13 cubic yards in the bluff, total 56 cubic yards on a lot.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on May 13, 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 May 25, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **JEFF & BARBARA LOUKS**.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the May 25, 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 21 cubic yards in the shore impact zone, 24 cubic yards in the bluff impact zone, 13 cubic yards in the bluff, total 56 cubic yards on a lot, is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlfing, Chairman, Le Sueur County Board of Commissioners

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Joseph Martin, County Administrator

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

**ITEM # 2 FINDINGS OF FACT**

**WHEREAS, KRISTIE & PATRICK O'BRIEN** have applied for a Conditional Use Permit to allow the applicant to establish and operate a Level II Home Occupation (Salon).

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on May 13, 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 May 25, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **KRISTIE & PATRICK O'BRIEN**.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the May 25, 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 the applicant to establish and operate a Level II Home Occupation (Salon), is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlfig, Chairman, Le Sueur County Board of Commissioners

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Joseph Martin, County Administrator

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

**ITEM # 3 FINDINGS OF FACT**

**WHEREAS, ITC MIDWEST LLC** has applied for a Conditional Use Permit to allow the applicant to rebuild an existing 69Kv Electric Substation.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on May 13, 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 May 25, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **ITC MIDWEST LLC**.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the May 25, 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 the applicant to rebuild an existing 69Kv Electric Substation, is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlfing, Chairman, Le Sueur County Board of Commissioners

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Joseph Martin, County Administrator

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

#### ITEM # 4 FINDINGS OF FACT

**WHEREAS, NORTHERN NATURAL GAS, APPLICANT; ROGER RUHLAND, OWNER;** have applied for a Conditional Use Permit to allow the applicant to establish a Gas Regulator Station (Town Border Station).

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on May 13, 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 May 25, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **NORTHERN NATURAL GAS, APPLICANT; ROGER RUHLAND, OWNER.**

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the May 25, 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 the applicant to establish a Gas Regulator Station (Town Border Station) is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlring, Chairman, Le Sueur County Board of Commissioners

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Joseph Martin, County Administrator

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

## ITEM # 5 FINDINGS OF FACT

**WHEREAS, BRIAN & LINDA LYNCH** have applied for a Conditional Use Permit to allow grading, excavating, and filling of 872 cubic yards of material on a lot.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on May 17, 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 May 25, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **BRIAN & LINDA LYNCH**.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the May 25, 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 872 cubic yards of material on a lot., is **APPROVED/DENIED.**

ATTEST:

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Steven Rohlfing, Chairman, Le Sueur County Board of Commissioners

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Joseph Martin, County Administrator

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

## ITEM # 6 FINDINGS OF FACT

**WHEREAS, JASON & TAMMY STEEN** have applied for a Conditional Use Permit to allow grading, excavating, and filling of 2,415 cubic yards of material on a lot.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on May 25, 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 May 25, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **JASON & TAMMY STEEN**.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the May 25, 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**

**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 2,415 cubic yards of material on a lot, is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlfing, Chairman, Le Sueur County Board of Commissioners

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Joseph Martin, County Administrator

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

## ITEM # 7 FINDINGS OF FACT

**WHEREAS, SCOTT BORGMEIER** has applied for a Conditional Use Permit to allow the applicant to expand an existing feedlot an additional 744 animal units for a total of 1,806 animal units.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on May 17, 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 May 25, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **SCOTT BORGMEIER.**

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the May 25, 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 the applicant to expand an existing feedlot an additional 744 animal units for a total of 1,806 animal units, is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlring, Chairman, Le Sueur County Board of Commissioners

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Joseph Martin, County Administrator

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

## ITEM # 8 FINDINGS OF FACT

**WHEREAS, CHRISTINA MATHISON & MICHAEL BOOTH** have applied for a Conditional Use Permit to allow grading, excavating, and filling of 262.5 cubic yards of material in the shore impact zone for a total of 875 cubic yards of material on a lot.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on May 17, 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 May 25, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **CHRISTINA MATHISON & MICHAEL BOOTH.**

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the May 25, 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 262.5 cubic yards of material in the shore impact zone for a total of 875 cubic yards of material on a lot, is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlfig, Chairman, Le Sueur County Board of Commissioners

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Joseph Martin, County Administrator

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

## ITEM # 9 FINDINGS OF FACT

**WHEREAS, IMPACT POWER SOLUTIONS (IPS); KATHLEEN REGENSCHEID** has applied for a Conditional Use Permit to allow the applicant to construct a 1 MW Solar Energy System (SES).

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on May 17, 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 May 25, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **IMPACT POWER SOLUTIONS (IPS); KATHLEEN REGENSCHEID**.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the May 25, 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.**

**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 the applicant to construct a 1 MW Solar Energy System (SES), is **APPROVED/DENIED.**

ATTEST:

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Steven Rohlving, Chairman, Le Sueur County Board of Commissioners

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Joseph Martin, County Administrator

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

## ITEM # 10 FINDINGS OF FACT

**WHEREAS, CHARLES & MICHELLE FENGER** have applied for a Conditional Use Permit to allow an After-the-Fact expansion of 17 seasonal campsites in an existing campground, Beaver Dam Campground for a total of 76 sites and 3 cabins.

**WHEREAS,** the Le Sueur County Planning Commission held on public hearing on May 17, 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 May 25, 2021, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **CHARLES & MICHELLE FENGER.**

**NOW, THEREFORE, IT IS HEREBY RESOLVED,** the following Findings of Fact were adopted at the May 25, 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 an After-the-Fact expansion of 17 seasonal campsites in an existing campground, Beaver Dam Campground for a total of 76 sites and 3 cabins, is **APPROVED/DENIED**.

ATTEST:

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Steven Rohlfing, Chairman, Le Sueur County Board of Commissioners

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Joseph Martin, County Administrator

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