

LE SUEUR COUNTY PLANNING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
May 12, 2022

MEMBERS PRESENT: Don Reak, Pam Tietz, Doug Krenik, Jeanne Doheny, Shirley Katzenmeyer, Al Gehrke, and Commissioner Wetzel

MEMBERS ABSENT: None

OTHERS PRESENT: Aaron Stubbs

1. **Call to Order:** The meeting was called to order at 7:00 pm by Chairperson Jeanne Doheny.

2. **Agenda:** Additions/Corrections: None.
Motion to approve the agenda was made by **DOUG KRENIK**.

Second by **SHIRLEY KATZENMEYER**.

MOTION APPROVED. MOTION CARRIED.

3. **Minutes:** **April 14, 2022** Meeting, Additions/Corrections: NONE.
Motion to approve the minutes was made by **AL GEHRKE**.

Second by **DOUG KRENIK**.

MOTION APPROVED. MOTION CARRIED.

4. **Applications:**

ITEM #1: LE SUEUR COUNTY PARKS DEPARTMENT, LE CENTER, MN, (APPLICANT) LE SUEUR COUNTY, LE CENTER, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 1211 cubic yards of material on a lot, of which 16 cubic yards is located in the shore impact zone, for the construction of 2 stormwater filtration basins; Construct an 8 x 10 beach sand blanket and a boulder retaining wall located in the shore impact zone in a Conservancy "C" District, Special Protection "SP" Shoreland District, and Flood Fringe "FF" Floodplain Overlay District, Lake Washington, a Recreational Development "RD" lake. The property is located in Government Lots 1 and 2, and in part of the Northwest Quarter of Section 12, Kasota Township.

Aaron Stubbs presented the PowerPoint presentation.

Tyler Luethje (Le Sueur County Parks Director) was present for the applicants.

ADDITIONAL COMMENTS FROM THE APPLICANT:

Mr. Luethje stated the items in the requested Conditional Use Permit are a small part of a larger park improvement project. The objective is to help get users deeper into the park with an overall goal of expanding the trail system, creating a new parking area, and including some educational stops throughout the park.

PUBLIC CORRESPONDENCE: NONE.

PUBLIC COMMENTS: NONE.

COMMENTS FROM THE PLANNING COMMISSION WERE AS FOLLOWS:

Doheny – Asked about the timeline for completion. The applicant stated if the request were approved, construction would begin as soon as possible and the expected timeline places completion sometime in November 2022.

Doheny – Asked if the project was supported by any grant funding. Mr. Luethje stated grants from the Greater Minnesota Parks and Trails, MN DNR, and Clean Water Legacy.

Reak – Asked for clarification of the Site Plan, specifically where the Sand Beach Blanket would be located. Using the supplied Site Plan, Mr. Luethje identified the location on the map.

Krenik – Asked for clarification on the size of the proposed Sand Beach Blanket. Mr. Luethje stated that the overall size was 50' x 10' with a depth of six inches; however, only 8' x 10' would be above the Ordinary High Water Level.

Krenik – Asked about the width of the trails. The applicant stated the trails would be ten feet wide, paved, and nearly all areas of the system would be handicapped accessible.

Krenik – Asked if an admission fee would be charged. The applicant stated one of the goals for this project is to increase the daytime use of the park. Other than the camping aspect, all other usage of the park would remain free.

Tietz – Asked about the expansion of play equipment. The applicant stated although the project would not include any additional playground equipment, it does create exploratory areas / rest stops throughout the system. Each stop would have an educational component that is natural resources related or specific to the area.

FINDINGS:

1. *The conditional use would 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. (6-0 in support)*
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. (6-0 in support)*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided. (6-0 in support)*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use. (6-0 in support)*
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 constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. (6-0 in support)*
6. *The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance. (6-0 in support)*
7. *The conditional use is consistent with the Comprehensive Land Use Plan. (6-0 in support)*
 - *This request is consistent to Goal #2 of the Le Sueur County Comprehensive Plan. This goal is related to the conservation and restoration of natural resources.*

Motion was made by DON REAK to recommend approval of the application with the conditions as proposed in the staff report.

Second by AL GEHRKE.

MOTION APPROVED (6-0). MOTION CARRIED.

5. Discussion Items:

- Two items on the June 9th Planning Commission Agenda.
 - No Work Session

6. Warrants/Claim-signatures:

7. Adjournment:

Motion to adjourn meeting by **PAM TIETZ.**

Second by **SHIRLEY KATZENMEYER.**

MOTION APPROVED. MOTION CARRIED.

Respectfully submitted,

Aaron Stubbs

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