

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
May 14, 2020

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

MEMBERS ABSENT: Commissioner O'Keefe

OTHERS PRESENT: Joshua Mankowski

1. The meeting was called to order at 7:00 pm by Chairperson Jeanne Doheny.
2. Agenda. Motion to approve agenda was made by Doug Krenik. Second by Don Reak. Approved.
3. Minutes from April 9, 2020 Meeting. Motion to approve minutes was made by Don Reak. Second by Doug Krenik. Approved.

Minutes from April 16, 2020 Special Meeting. Motion to approve minutes was made by Al Gehrke. Second by Doug Krenik. Approved.

4. Applications

ITEM #1: NOVEL PETER SOLAR LLC, ST PAUL, MN, (APPLICANT); PETER GROH, JANESVILLE, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 28,984 cubic yards of material in an Agriculture "A" District. Property is located in the SE 1/4 SW 1/4, Section 32, Waterville Township.

Joshua Mankowski presented PowerPoint presentation.

Paula Fitzgerald was present for application.

TOWNSHIP Notified. Response: None

DNR Notified. Response: None

LETTERS: None

PUBLIC COMMENT: None

Discussion was held regarding: The amount of cut and fill, the infiltration basins, and off-site hauling was 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.*
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 Don Reak to Approve the application. Conditions: None.

Seconded by Al Gehrke. Motion approved. Motion carried.

ITEM #2: LE SUEUR COUNTY SOIL & WATER CONSERVATION DISTRICT (SWCD), LE CENTER, MN (APPLICANT); RICH CLIFFTON, CLEVELAND, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 110 cubic yards of material within the shore impact zone for a shoreline rip rap project in a Recreational Residential "RR" District, Lake Jefferson, a Recreational Development "RD" lake. Property is located at Lot 23, Block 1, Kluntz's Lakewood Knoll Subdivision, Section 1, Cleveland Township.

Joshua Mankowski presented a PowerPoint presentation.

Mike Schultz and Rich Clifton were present for application.

TOWNSHIP Notified. Response: None

DNR Notified. Response: None

LETTERS: None

PUBLIC COMMENT: None

Discussion was held regarding: The extent of the erosion issue and design of the project 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.*
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 Shirley Katzenmeyer to Approve the application as presented. Conditions: None.

Seconded by Pam Tietz. Motion approved. Motion carried.

5. Discussion Items: Ordinance revisions and the costs associated with shoreland Grading, Excavating, and Filling projects.

6. Warrants/Claim-signatures.

7. Motion to adjourn meeting by Al Gehrke. Second by Shirley Katzenmeyer. Motion approved. Motion carried.

Respectfully submitted,

Joshua Mankowski

Approved June 11, 2020

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