

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
June 11, 2020

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

MEMBERS ABSENT: Al Gehrke, Scott Vonlehe

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 Pam Tietz. Motion approved via roll call vote 5-0.
3. Minutes from May 14, 2020 Meeting. Motion to approve the minutes was made by Don Reak. Second by Doug Krenik. Motion approved via roll call vote 5-0.
4. Applications

ITEM #1: ALLEN & JOELY ESKENS, CLEVELAND, MN, (APPLICANT/TOWNER):
Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 22.2 cubic yards of material in the bluff and within the shore impact zone for a rip rap shoreline restoration project, in a Recreational Residential "RR" Shoreland District and a Flood Fringe "FF" Floodplain Overlay District, Lake Jefferson a Recreational Development "RD" lake. Property is located at Lots 1, 2, 3, & 4, Cape Horn Subdivision, Section 1, Cleveland Township.

Joshua Mankowski presented the PowerPoint presentation.

Joely Eskens was present for application.

TOWNSHIP Notified. Response: None.

DNR Notified. Response: None.

LETTERS: Holly Kalbus, Environmental Resources Specialist, recommending approval with the condition that the application plant Minnesota native, deep rooted vegetation along the shoreline.

PUBLIC COMMENT: None

Discussion was held regarding: The amount of erosion that has occurred on the shoreline and Holly's condition for approval 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 Doug Krenik to Approve the application. Conditions: Plant Minnesota native, deep rooted vegetation along the shoreline.

Second by Don Reak. Motion approved via roll call vote 5-0. Motion carried.

ITEM #2: ALEXANDER EUSTICE, JANESVILLE, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of approximately 435 cubic yards of material for the construction of a walk-out dwelling in a Recreational Residential "RR" Shoreland District, Lake Francis a Recreational Development "RD" lake. Property is located at Lot 4, Block 1, Greenland Hills Subdivision, Section 32, Elysian Township.

Joshua Mankowski presented the PowerPoint presentation.

Al Eustice was present for the application.

TOWNSHIP Notified. Response: None.

DNR Notified. Response: None.

LETTERS: None.

PUBLIC COMMENT: None.

Discussion was held regarding: Cutting and filling on the lot, egress windows, and vegetation plan 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 Don Reak to Approve the application. Conditions: None.

Second by Pam Tietz. Motion approved via roll call vote 5-0. Motion carried.

ITEM #3: MAX DAMARS CONSTRUCTION, MANKATO, MN, (APPLICANT) ROBERT MANSKE, MANKATO, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 314.5 cubic yards of material for the construction of a slab-on-grade dwelling in a Recreational Residential "RR" Shoreland District, Lake Washington a Recreational Development "RD" lake. Property is located at Lot 2, Loeffler's Subdivision # 2, Section 17, Washington Township.

Joshua Mankowski presented the PowerPoint presentation.

Max Damars was present for application.

TOWNSHIP Notified. Response: None.

DNR Notified. Response: None.

LETTERS: None.

PUBLIC COMMENT: None.

Discussion was held regarding: The proposed timeframe for the work, if a basement was planned, the Regulatory Flood Protection Elevation, and the proposed elevation change from the current to the proposed house 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 Doug Krenik to Approve the application as presented. Conditions: None.

Second by Shirley Katzenmeyer. Motion approved via roll call vote 5-0. Motion carried.

ITEM #4: DERRICK LEDVINA, CLEVELAND, MN, (APPLICANT) RICHARD LEDVINA, WAUSAUKEE, WI, (OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 20.7 cubic yards in the bluff and 17.1 cubic yards in the shore impact zone for a rip rap shoreline restoration project, construct stairway in the bluff, and excavation in the bluff to connect to an existing septic tank in a Recreational Residential “RR” Shoreland District, Lake Jefferson a Recreational Development “RD” lake. Property is located at Lot 4 Cape Horn Subdivision, Section 1, Cleveland Township.

Joshua Mankowski presented the PowerPoint presentation.

Derrick Ledvina was present for the application.

TOWNSHIP Notified. Response: None.

DNR Notified. Response: None.

LETTERS: Holly Kalbus, Environmental Resources Specialist, recommending approval with the condition that the applicant plant Minnesota native deep rooted grass along the shoreline. This will stabilize the soil which as a result will help protect the shoreline and bluff.

PUBLIC COMMENT: None.

Discussion was held regarding: Erosion along the shoreline, the letter from Holly Kalbus and the proposed condition, the current proposed and past septic designs 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 application. Conditions: Plant Minnesota native deep rooted grass along the shoreline. This will stabilize the soil which as a result will help protect the shoreline and bluff.

Second by Doug Krenik. Motion approved via roll call vote 5-0. Motion carried.

5. Discussion Items: Shoreland handout from Holly Kalbus.

6. Warrants/Claim-signatures.

7. Motion to adjourn meeting by Pam Tietz. Second by Doug Krenik. Motion approved via roll call vote 5-0. Motion carried.

Respectfully submitted,

Joshua Mankowski

Approved July 9, 2020

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