

**LE SUEUR COUNTY PLANNING AND ZONING COMMISSION**  
**88 SOUTH PARK AVE.**  
**LE CENTER, MINNESOTA 56057**  
July 9, 2020

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

**MEMBERS ABSENT:** None

**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 Scott Vonlehe. Motion approved via roll call vote 5-0.
3. Minutes from June 11, 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: JAMES FOLDEN, KASOTA, MN, (APPLICANT/OWNER):** Requests that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 3.33 cubic yards in the bluff; 25 cubic yards in the bluff impact zone; 28.33 cubic yards in the shore impact zone for a shoreline restoration rip rap project in a Recreational Residential "RR" Shoreland District and a Flood Fringe Floodplain Overlay District, Lake Washington a Recreational Development "RD" lake. Property is located at Lot 4, Block 1, La Hann Subdivision #2, Section 18, Kasota Township.

Joshua Mankowski presented the PowerPoint presentation.

Jim Folden was present for application.

TOWNSHIP Notified. Response: None

DNR Notified. Response: None

LETTERS: Holly Kalbus, Environmental Resources Specialist, recommending approval with a condition: Plant a Minnesota deep-rooted native vegetation buffer that is 32 feet long by 2 feet wide.

PUBLIC COMMENT: None

Discussion was held regarding: Project design and timeline 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 Shirley Katzenmeyer to Approve the application. Conditions: Plant a Minnesota deep-rooted native vegetation buffer that is 32 feet long by 2 feet wide.

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

**ITEM #2: MARIGOLD COMMUNITY SOLAR GARDEN LLC, BLOOMINGTON, MN (APPLICANT); ROGER & DARLENE ADAMS AND MONICA KELLY, WATERVILLE, MN, (OWNER):** Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 25,655 cubic yards of material for the construction of a solar garden in an Agriculture "A" District. Property is located in the SW 1/4 SE 1/4, Section 32, Waterville Township.

Joshua Mankowski presented the PowerPoint presentation.

Marta Lasch was present for application.

TOWNSHIP Notified. Response: Al Gehrke, Township Supervisor, stated that the township is still on board with the project.

DNR Notified. Response: None

LETTERS: None

PUBLIC COMMENT: None

Discussion was held regarding: The solar garden will be located in the same place and with the same footprint but this is a little different approach to the grading. The reasons for the change in the grading plan from the approval for the solar garden to the final site plan were discussed including the use of tracking solar panels instead of fixed panels.

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 as presented. Conditions: None.

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

5. Discussion Items: Talked about the importance of giving reasons and supporting details when working through the Findings of Fact and approving or denying a request.
6. Warrants/Claim-signatures.
7. Motion to adjourn meeting by Al Gehrke. Second by Done Reak. Motion approved via roll call vote 5-0. Motion carried.

Respectfully submitted,

Joshua Mankowski

**Approved August 13, 2020**

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