

LE SUEUR COUNTY PLANNING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
September 10, 2020

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

MEMBERS ABSENT: Al Gehrke

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 6-0.
3. Minutes from August 13, 2020 Meeting. Motion to approve the minutes was made by Don Reak. Second by Shirley Katzenmeyer. Motion approved via roll call vote 6-0.
4. Applications

ITEM #1: DUSTIN & ALISA SCHIPPER, CLEVELAND, MN, (APPLICANT\OWNER): Request that the County grant an After-The-Fact Conditional Use Permit to allow grading, excavating, and filling of 298 cubic yards of material outside the shore impact zone and additional 107.1 cubic yards of material in the shore impact zone for the construction of a beach sand blanket, path, rip rap and grading an ice heave in a Shoreland Special Protection "SP" District, German Lake, a Recreational Development lake. Property is located in Government Lot 2, Section 33, Cordova Township.

Joshua Mankowski presented the PowerPoint presentation.

Dustin and Alisa Schipper were present for application.

TOWNSHIP Notified. Response: None

DNR Notified. Response: Todd Piepho's e-mail to Holly Kalbus stating that they do see an erosion issue on the west end where the 90' of riprap is being proposed, concern that the sand blanket may migrate into the lake and recommended only the minimal amount to allow access to the lake for recreation, and highlighted the benefits provided by ice ridges if they are allowed to remain but that allowing the ice ridge to be graded out and seeding the area with natives and maintain the area as no mow would be a compromise.

LETTERS: Holly Kalbus, Environmental Resources Specialist, stating her recommendation to table the application due to the grading, excavating, and filling work located within the shore impact zone. Recommended conditions were also included if the decision was to approve the application: 1. Brush removal within the Wetland should only be done with a chainsaw and brush cutter. No heavy equipment should be used to minimize the amount of disturbance that occurs within the wetland. 2. Plant a continuous deep rooted Minnesota native vegetation buffer within the proposed ice heave area that is to be graded and behind the proposed riprap project(s). 3. Plant deep rooted Minnesota native vegetation along the proposed access grading area to help filter runoff and erosion from the road. 4. The proposed walking path should not exceed 4 feet in width. The remaining grading that is needed for the proposed project should only occur to create a gradual slope in order to access the dock.

PUBLIC COMMENT: None.

Discussion was held regarding: The proposed shoreland work, impacts to the wetland and to the bulrush, Todd Piepho's e-mail, and the concerns and recommended conditions in Holly Kalbus' letter 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. **Need to do something for lakeshore properties or they are going to lose property due to high water and rain. Somethings should be implemented due to all the rain we are getting.***
7. *The Conditional Use Permit is consistent with the Comprehensive Land Use Plan.*

Motion was made by Doug Krenik to Approve the application. Conditions: 1. Brush removal within the Wetland should only be done with a chainsaw and brush cutter. No heavy equipment should be used to minimize the amount of disturbance that occurs within the wetland. 2. Plant a continuous deep rooted Minnesota native vegetation buffer within the proposed ice heave area that is to be graded and behind the proposed riprap project(s). 3. Plant deep rooted Minnesota native vegetation along the proposed access grading area to help filter runoff and erosion from the road. 4. The proposed walking path should not exceed 4 feet in width. The remaining grading that is needed for the proposed project should only occur to create a gradual slope in order to access the dock.

Second by Scott Vonlehe. Motion approved via roll call vote 6-0. Motion carried.

ITEM #2: LAUREN SATROM, CLEVELAND, MN, (APPLICANT\OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of 330 cubic yards of material for the construction of 3 retaining walls and to accommodate a walkout basement in a Shoreland Recreational Residential "RR" District, Lake Jefferson, Recreational Development lake. Property is located at Lots 31 & 32, Edgewater Terrace, Section 3, Cleveland Township.

Joshua Mankowski presented the PowerPoint presentation.

Lauren Satrom was present for application.

TOWNSHIP Notified. Response: None

DNR Notified. Response: None

LETTERS: Holly Kalbus, Environmental Resources Specialist, stating her recommendation to table the application due concerns about changing the property's hydrology and an increase in the amount of stormwater runoff that will impact the adjacent property to the north. Recommended conditions were also included if the decision was to approve the application: 1. Implement a best management practice that will be able to withstand the amount of stormwater runoff that is a result from the proposed garage, foyer, and driveway. Examples of practices that

can be implemented include but not limited to: berms, French drains, grassed waterways, rain gardens, and dry creek bed.

PUBLIC COMMENT: David Wendelschafer, stated that he was not concerned with the possibility of the runoff causing an issue on his property and believes that Lauren Satrom will do what is right and address the issue if it arises.

Discussion was held regarding: Discussion was held about concern raised in Holly Kalbus' letter and the recommended condition if approved. Lauren Satrom stated he was willing to comply with the proposed condition.

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 Scott Vonlehe to Approve the application. Conditions: Implement a best management practice that will be able to withstand the amount of stormwater runoff that is a result from the proposed garage, foyer, and driveway. Examples of practices that can be implemented include but not limited to: berms, French drains, grassed waterways, rain gardens, and dry creek bed.

Second by Doug Krenik. Motion approved via roll call vote 6-0. Motion carried.

5. Discussion Items: The decision against Le Sueur County on the litigation with US Solar was discussed.
6. Warrants/Claim-signatures.
7. Motion to adjourn meeting by Pam Tietz. Second by Shirley Katzenmeyer. Motion approved via roll call vote 6-0. Motion carried.

Respectfully submitted,
Joshua Mankowski
APPROVED 10-08-2020

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