

**LE SUEUR COUNTY PLANNING COMMISSION**  
**88 SOUTH PARK AVE.**  
**LE CENTER, MINNESOTA 56057**  
September 17, 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. Correction to the agenda: Add "Property is located in the NE 1/4 of the SW 1/4, Section 2, Kasota Township" to Item 1: ZACK & RACHEL DIRKS, ST. PETER, MN (APPLICANT); BLAKE & JOELLEN DIRKS, ST. PETER, MN (OWNER). Motion to approve the agenda as corrected was made by Doug Krenik. Second by Al Gehrke. Motion approved via roll call vote 7-0.
  
3. Applications

**ITEM #1: ZACK & RACHEL DIRKS, ST. PETER, MN (APPLICANT); BLAKE & JOELLEN DIRKS, ST. PETER, MN (OWNER):** Request that the County grant a Conditional Use Permit to allow Grading, Excavating, and Filling of approximately 1,016 cubic yards and the construction of a retaining wall to accommodate a Walkout Single Family Dwelling. Property is located in the NE ¼ of th the SW ¼, Section 2, Kasota Township.

Joshua Mankowski presented the PowerPoint presentation.

Zack & Rachel Dirks and Denny Woelfel (Woelfel Building Construction Inc.) were present for application.

TOWNSHIP Notified. Response: None.

DNR Notified. Response: None.

LETTERS: None.

PUBLIC COMMENT: None

Discussion was held regarding: The proposed grading to accommodate a walk-out basement, the proposed equipment, the driveway, and access road 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. **This property is a lot of record and buildable. Due to the fact that they are not moving dirt in the Bluff and Bluff Impact Zone.***
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 Al Gehrke. Motion approved via roll call vote 7-0. Motion carried.

4. Discussion Items: None.
5. Warrants/Claim-signatures.
6. Motion to adjourn meeting by Scott Vonlehe. Second by Doug Krenik. Motion approved via roll call vote 7-0. Motion carried.

Respectfully submitted,

Joshua Mankowski

**APPROVED 10-08-2020**

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