

MCLEOD COUNTY PLANNING ADVISORY COMMISSION MEETING

October 23, 2019 @ 9:30 a.m.

Large Conference Room, Environmental Services

Hutchinson, Minnesota

MINUTES

A. CALL TO ORDER:

Chairman Larry Phillips called the meeting to order at 9:33 on October 23, 2019. Members present were Larry Phillips, Paul Merkins, Charles Hausladen, Commissioner Rich Pohlmeier and David Hoernemann. Also present were Marc Telecky, Environmental Services Director, Sandra Posusta, Secretary. Others Present were Dawn Bombeck, James Bombeck, Brad Bienkowski and Robert Anderson, Hassan Valley Township Clerk.

B. ACTION ON MINUTES:

Upon review of the September 25, 2019 meeting minutes, David Hoernemann motioned to approve the minutes as typed, seconded by Paul Merkins. Motion carried.

PUBLIC HEARINGS:

1) PRELIMINARY PLAT 19-04, Brad Bienkowski, Rich Valley Township

Brad Bienkowski, Eden Prairie, MN, requests approval of a 1-Lot Final Plat to be known as "JADE AVENUE ACRES" located in the NW ¼ SW ¼ of Section 16 in Rich Valley Township. This quarter-quarter Section currently has two (2) non-farm dwellings thus requiring this request. Mr. Telecky addressed the site plan included in the informational packet. It is grass covered with some wooded area. The parcel has a high area with an elevation of 1060' (feet) on the road side of the Five (5) acres but slopes significantly to the east toward Bear Creek. It is considered hard to farm. A septic system can be installed.

Chairman Phillips asked about the easement due to the comment submitted by County Engineer, John Brunkhorst stating that the applicant will need a drive way access permit and possibly consider a 60.0 foot easement for future road improvements versus the 50.0 feet as noted on the plat. Mr. Telecky said he would need to ask the County Attorney.

The Board discussed the road right-of-way.

With no comments to be made from the public, Mr. Merkins motioned to close the public hearing. Mr. Pohlmeier seconded the motion. Motion carried.

Mr. Pohlmeier motioned to approve Preliminary Plat 19-04 as presented. Mr. Hoernemann seconded this motion. The motion carried unanimously.

Mr. Telecky said this will be on the November 5, 2019 County Board meeting Consent Agenda.

2) CONDITIONAL USE PERMIT 19-20, James & Dawn Bombeck, Hutchinson Township

James and Dawn Bombeck are requesting to construct a 40.0' X 64.0' (2,560 square feet) pole shed on a platted lot in an "R-1" Rural Residential zoned area.

Mr. Telecky told the Commission that Rural Residential zoned parcels are allowed 2,000 square feet of accessory space without the need for a conditional use permit. There is an attached garage (24' X 36') on this parcel. The total accessory square footage would be 3,424 square feet, if approved.

Mr. Telecky said this structure shall be used for personal use only.

Craig Schmeling, Hutchinson Township Clerk, submitted a letter stating the Township recommended approval of this request.

Nancy Klapotz, neighboring property owner, has no objections to this request. There were no other neighbors that had concerns or made comment.

Mr. Merkins questions if running water or a bathroom is in the plan. There will not be any bathroom or water. It is for private use and personal storage only.

With no public available to make comment, Rich Pohlmeier made a motion to close the public hearing. Charles Hausladen seconded the motion. The motion carried unanimously.

Paul Merkins made a motion to recommend approval with the condition that it is for personal use only. David Hoernemann seconded this motion. The motion approved unanimously.

Mr. Telecky said this item will be on the November 5, 2019 County Board meeting Consent Agenda.

C. NEXT MEETING

1. To date, there are no applications for the November meeting agenda. The Commission should plan for a December 18, 2019 meeting.
2. Marc Telecky shared with the Commission that the Solid Waste Advisory Committee asked that the Planning Advisory Committee be involved in reviewing the changes to the Solid Waste Ordinance and then forward on to the County Board. The Commission agreed with this.

D. MOTION TO RECESS

With no further business to discuss, Commissioner Pohlmeier motioned to recess. David Hoernemann seconded the motion. The motion carried unanimously amongst the Board.

Larry Phillips, Chairman

Sandra Posusta, Secretary