McLEOD COUNTY PLANNING ADVISORY COMMITTEE
Environmental Services Facility, Large Conference Room
1065 5th Avenue SE, Hutchinson, MN 55350
August 21, 2019 @ 9:30 a.m.

MINUTES

A. CALL TO ORDER:

Chairman Larry Phillips called the meeting to order at 9:30 a.m. in the McLeod County Environmental Services Facility, Large Conference Room, located at 1065 5th Avenue SE, Hutchinson, Minnesota, following an following a 7:45 a.m. Road Tour.

Members present: Larry Phillips, Commissioner Rich Pohlmeier and David Hoernemann

Absent: Paul Merkins, Charles Hausladen

Staff present: Marc Telecky, Director of Environmental Services, Sandra Posusta, Secretary

Others Present: Chad Pokornowski, Ronald Penas

B. ACTION ON MINUTES:

After review of the July 24, 2019 meeting minutes, David Hoernemann made a motion to approve with a second motion by Commissioner Rich Pohlmeier. Motion carried.

C. OLD BUSINESS:

Final Plat 19-04, Allen Raduenz, Rich Valley Township

Director, Marc Telecky provided a description for a 1-lot final plat applied for by Allen Raduenz. This final plat request is a replat of an existing platted lot (Lot-001, Block-001, Hale Subdivision) and is located in Section 33 of Rich Valley Township. Mr. Raduenz would like to split the existing platted lot with a dwelling into a platted buildable lot and out lot. Mr. Raduenz owns land adjacent to the east of the newly acquired parcel and would like to reduce the size of the buildable parcel for the purpose of resale. The Rich Valley Township Board recommended approval at the August 14, 2019 regular meeting. The Preliminary Plat was approved by the County Board on July 16, 2019. The opinion of title was sent to the McLeod County Attorney and McLeod County Recorder for review.

Mr. Raduenz requests the Board to recommend approval for a 1-lot final plat with out lot A to be known as "Raduenz Second Subdivision." Lot-001, Block-001 is 4.50 acres. Out lot A is 13.25 acres. The existing land use is wooded and grassland acres and platted lot. The property is zoned Agricultural.

Environmental Staff does not have concerns with this request.

With no statements to be made from the public, Commissioner Pohlmeier made a motion to approve of the final plat. David Hoernemann seconded this motion. The motion carried.

Mr. Telecky said this item will be on the Consent agenda of the September 3, 2019 County Board.

D. PUBLIC HEARING:

Conditional Use Permit 19-17, Chad Pokornowski, Rich Valley Township

Mr. Pokornowski is requesting to construct an accessory building to be greater than 2,400 square feet on a platted parcel of property without a primary structure (dwelling.) The applicant owns three adjoining (3) parcels of which there are three building entitlements. This lot is 1.356 acres located in the Southwest Quarter of the SW Quarter of Wendolek Woods Lot-002 Block-001 of Section 8 in Rich Valley Township, parcel number 11.056.0020.

Mr. Telecky explained back in the early 2,000's the County amended the Zoning Ordinance not to allow an accessory structure without a primary and if they were further than six-hundred feet, they wanted it to be done by a conditional use permit so the Board could at least limit some of the concerns that the neighbors had as well as concerns the other county departments had. Also, if there is a change of use, the conditional use shall come back before the Board to amend.

Commissioner Pohlmeier said another concern is if Mr. Pokornowski were to ever sell that it needs to stay consistent.

Mr. Telecky said a preliminary plat and final plat could be run together. If the property is going to be sold, platting can take place at that time and the lot can then be sold.

Larry Phillips recommended to split the middle lot in half and attach to current dwelling site. It would become two lots instead of three lots.

Marc Telecky said the conditional use stays with the property.

Mr. Pokornowski said he doesn't think he will ever sell the property because he is keeping it should one of his children, or both, want land to build. Mr. Pokornowski agrees to combining the two lots should he ever sell or transfer ownership.

Mr. Ron Penas, neighboring property owner, supports this request.

With no further business to discuss, David Hoernemann motioned to close the public hearing, seconded by Commissioner Rich Pohlmeier.

David Hoernemann recommend approval of this conditional use permit with the following conditions:

1) **The accessory structure shall be used for personal use only.**
2) **Lots 001 and 002 of Wendolek Woods in Rich Valley Township shall be re-platted prior to being sold or transferred ownership.**

Marc Telecky read aloud a letter received from Mr. Donald Mielke, a neighboring property owner, who fully supports the requested conditional use permit.

Mr. Telecky said on August 14, 2019, the Board of Rich Valley Township unanimously recommended approval.

Commissioner Pohlmeier seconded the motion on the table. The motioned carried unanimously.

This item will be placed on the September 3, 2019 County Board Consent Agenda.

E. NEXT MEETING – September 25, 2019

The next meeting is scheduled on September 25, 2019 with one application to date.

F. MOTION TO RECESS

With no further business to discuss, Commissioner Pohlmeier motioned to recess until September 25, 2019. David Hoernemann seconded the motion. The motion carried unanimously.

Larry Phillips, Chairman

Sandra Posusta, Secretary