

**McLEOD COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES
December 16, 2020**

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 8:45 a.m. Road Tour.

Members present: Larry Phillips, Charles Hausladen, Commissioner Rich Pohlmeier, Paul Merkins, and David Hoernemann

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

Others Present: Charles Winterfeldt, Mike Schwinghammer, Randy Johnson, Tim Farrell, Dale Baker, John Mueller, McLeod Chronicle.

B. ACTION ON MINUTES – November 18, 2020

Board member Hoernemann thanked Secretary Sandy Posusta for the outstanding job done on the November 18, 2020 minutes as there was a lot of data to capture.

Board member Hoernemann then directed the Committee to page four (4) of the November 18, 2020 minutes. Item number 3, Conditional Use Permit 20-04 by applicant Sharen Farenbaugh, should state Lynn Township, not Bergen Township. Secretary Posusta so noted.

On page nine (9) there is a symbol noted and asked if it was an error or if it means Statute and if a number should be behind it. Director Telecky said it is symbol for State Statute and he didn't reference a number when speaking about it. It pertains Minnesota State Statute, "The 60-day Rule." The 60-day rule requires governmental entities to approve or deny a written request for certain actions within sixty (60) days or the request is approved. Failure of an agency to deny a request within sixty (60) days is approval of the request. Secretary Posusta will add the State Statute number to the minutes.

Board member Merkins directed the Board to page one (1) noting Board member Hoernemann abstained from voting on the 1-Lot Sketch Plan request by Bergen Township. Mr. Hoernemann is the Deputy Clerk on the Bergen Township Board and therefore abstained from voting. Secretary Posusta so noted for the record.

With no other corrections to be made, Board member Hoernemann motioned to approve the November 18, 2020 meeting minutes with the three (3) noted corrections. Board member Merkins seconded the motion. Motion carried.

C. PUBLIC HEARINGS

1. Conditional Use Permit 20-25, Michael Schwinghammer, Acoma Township

Director Telecky read the prepared Staff Report. This request for Conditional Use Permit 20-25, is to construct an accessory structure to be greater than 2,400 square feet (45'x 85' x 16'H) on a parcel zoned Agricultural and is less than ten (10) acres in size. This structure would have heat and water, including a small bathroom. It will be for personal use and so the applicant can work on his semi-trailer. This 7.79-acre parcel is located in the West Half of the Northeast Quarter of Parcel F Survey of Section 23 in Acoma Township. This is a rural residential property.

Environmental Services Staff does not have any concerns. If approved, the Board may wish to consider a condition that this structure is for personal use only.

The Acoma Township Board recommended approval at their November 12, 2020 meeting.

Chairman Phillips asked for public comment. There were none.

Board member Hausladen asked if the septic system would need to be updated and if it would cover both the house and the shop. Mike Schwinghammer confirmed a new septic will be installed and would service both the shop and house.

Chairman Phillips questioned if there are any wetlands in the back. Director Telecky said there are not and would be handled at the time of making permit.

With no further comments Board member Merkins motioned to close the public hearing. Commissioner Pohlmeier seconded the motion. Motion carried.

Commissioner Pohlmeier made a motion to recommend approval of Conditional Use Permit 20-25 with the condition that is shall be for personal use only. Board member Hausladen seconded the motion.

Chairman Phillips asked the applicant if he was okay with the recommendation. The applicant questioned what the personal use means because he hopes to store a few items for his Father. Director Telecky told the applicant he cannot rent or sublease that space out to the public without coming back before the Board. If the use were to change, he would need to come back before the Board. Mr. Schwinghammer agreed to the condition as recommended.

With no further discussion, the motion recommending approval carried unanimously with the following condition:

- 1. The structure shall be used for personal use only.**

Mr. Telecky said this item will be on the December 29, 2020 Consent agenda.

2. Preliminary Plat 20-05, Dale Baker, Helen Township

Director Telecky explained Mr. Baker's request asking for approval of a 1-Lot Preliminary Plat to obtain a building eligibility on 7.39 acres currently owned by Glencoe Christian Ministries, Assembly of God Church Plato. Mr. Baker is the Pastor and would like to live close to the Church. Staff does not have concerns with this request.

There are no wetlands present per the National Wetland Inventory (NWI) map. This grassy area meets the criteria of hard to farm due to the size and physical appearance of the property. Transportation will come off of Bell Avenue, sharing access with the Church. Duane Radtke completed soil borings and submitted paperwork to our office indication that are two sites available for a standard sewage treatment system.

This proposed lot meets the minimum lot size and area standards per the McLeod County Zoning Ordinance It is located in Section 15 of Helen Township.

The Helen Township Board recommended approval at their December 10, 2020 meeting.

Megan DeSchepper, MnDOT District 8, provided commented stating no concerns due to access being off of Bell Avenue.

Charles Winterfeldt, neighboring property owner asked if this is proposed to be a single residence. Mr. Baker confirmed it is, a single home.

With no further comments, Board member Merkins motioned to close the public hearing. Board member Hausladen seconded the motion to close. Motion carried.

Board Member Hausladen moved to recommend approval of Preliminary Plat 20-05 as requested. Board member Merkins seconded the motion. The motion carried.

Mr. Telecky said this item will be on the December 29, 2020 Consent agenda.

D. NEW BUSINESS

1. Final Plat 20-04, Randy Johnson, Lynn Township

Applicant, Randy Johnson is requesting approval of a 1-Lot Final Plat to be known as 'JOHNSON'S ESTATE' in Section 13 of Lynn Township. The size of the plat is approximately 1.52 acres and is for the purpose of a building eligibility. It has been determined there are two (2) sites available for a septic system. There are no wetlands present on this property.

The Title Commitment and Final Plat have been submitted to the McLeod County Attorney and County Recorder's Offices. Deb Jensen, Deputy Recorder, has responded indicating no concerns of filing to record, if approved.

Staff does not have any concerns.

Mr. Telecky said included will be a maximum grade elevation of the lot surrounding the structure of 1063 as stated at the Preliminary Plat. Neighbor, Wayne Kuehl, had concerns so the Environmental Services office will be working with Mr. Johnson at the time of construction. There is a lot that can be done just by putting in some perforated tile to ensure proper flow of drainage.

The Lynn Township Board did recommend approval at their December 8, 2020 meeting.

Director Telecky also said Mr. Johnson has closed on this acreage. It will make the process smoother because it was in a Trust.

Chairman Phillips noted to Mr. Johnson to work with the County Highway Department for a permit for the driveway access.

Board Member Hausladen motioned to recommend approval of Final Plat 20-04. Board member Merkins seconded the motion. The motion carried.

Director Telecky said this item will be on the December 29, 2020 Consent Agenda.

3. STAFF COMMUNICATIONS

- a) Director Telecky discussed items for the January 27, 2021 meeting, including to re-organize.
- b) Director Telecky thanked Commissioner Rich Pohlmeier for his dedicated service as did the Board.
- c) Brief discussion about Board member changes took place. There will be more information after the January 5, 2021 County Board meeting.
- d) McLeod Chronicle Press, John Mueller present today said he did not have any comments.

4. MOTION TO RECESS

Board member Merkins motioned to recess until January 27, 2021. Commissioner Pohlmeier seconded the motion. Motion carried.

Chairman, Larry Phillips

Secretary, Sandra Posusta