

**McLEOD COUNTY  
PLANNING ADVISORY COMMISSION  
MEETING MINUTES  
June 24, 2020**

**A. CALL TO ORDER:**

Following an 8:00 A.M. Road Tour, the regular meeting of the McLeod County Planning Advisory Commission was called to order at 9:33 am by Chairman Larry Phillips at the McLeod County Environmental Service Center, Large Conference Room.

**Members present:** 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:** Jeffrey Fruetel, Francis Burch, Bergen Township Board member, Jesse Klover, Justin Klover, Ann Schwartz, and James Fahey.

**B. ACTION ON MINUTES: May 27, 2020**

**David Hoernemann made a motion to approve the May 27, 2020 meeting minutes as prepared. Charles Hausladen seconded the motion. Motion carried.**

**C. PUBLIC HEARINGS**

**1) Preliminary Plat 20-03 & Final Plat 20-02: Ann Schwartz, Acoma Township**

Marc Telecky shared a request by property owner, Ms. Ann Schwartz, for the approval of a 2-lot preliminary/final plat located to be known as LILAC HILL ADDITION located in the Southeast Quarter of the Northeast Quarter of Section 2 in Acoma Township.

This request is a replat of two (2) existing platted lots (Lot 1 & Lot 2 of Block 1 WOODCREST ACRES ADDITION). Ms. Schwartz is selling her home on Lot 2 Block 1 and realized that her home is across the lot line of Lot 1 Block 1 WOODCREST ACRES. The applicant owns both lots and is therefore re-platting the two lots to move the common property line and vacating the existing drainage and utility easement. This replat would bring the two existing platted lots into compliance for the purpose of resale. The applicable zoning ordinance is the McLeod County Zoning Ordinance Section 8, Subdivision 6 and the McLeod County SSTS & Subdivision Ordinances. If approved, the applicant will need to sign an Affidavit verifying that no improvements to her knowledge are in the existing easement area. The Acoma Township Board recommended approval at their June 11, 2020 meeting. A copy of the plat and the opinion of title has been forwarded to the McLeod County Attorney's Office and County Recorder's Office for review. This site meetings the criteria of platting/rezoning due to an existing "R-1" Rural Residential zoning subdivision (Woodcrest Acres Addition). Zoning Staff does not have concerns with this request.

Ms. Ann Schwartz did not have any comments. There were no public in attendance to make comment.

**Charles Hausladen motioned to close the public hearing, seconded by Paul Merkins.**

**Commissioner Rich Pohlmeier motioned to recommend approval with a second by David Hoernemann. The motion carried unanimously.**

*Marc Telecky said this item will be on the July 7, 2020 County Board Consent Agenda.*

**2) Conditional Use Permit 20-11 by Jeffrey Fruetel, Bergen Township**

Mr. Jeffrey Fruetel requests approval of a conditional use permit to construct an accessory building to be greater than 2,400 square feet (50' X 104') on a parcel that is ten (10) acres or less. It would be used for personal use only.

The applicable zoning ordinance cites Section 7 ("A" Agriculture District) and Section 17 (Conditional Uses). This property is located in Section 11 of Bergen Township.

The Bergen Township Board recommended approval at their June 10, 2020 meeting.

Chairman Phillips asked for public comment. There were none.

Mr. Fruetel said he will be clearing out old building.

**David Hoernemann entertained a motion to close the public hearing. Commissioner Pohlmeier seconded the motion, which carried unanimously.**

**David Hoernemann motioned to recommend approval with the condition that this structure be for personal use only. Off premise storage is not allowed and would require a separate conditional use permit to conform to the McLeod County Zoning Ordinance. Charles Hausladen seconded this motion as stated. Motion carried.**

*Mr. Telecky said this item will be on the July 7, 2020 County Board Consent Agenda.*

**3) Conditional Use Permit 20-12 requested by Jesse Klover, Collins Township**

Marc Telecky told the Commission about this request by Jesse Klover requesting a conditional use permit on property owned by his parents, Kenneth and Sandra Klover, to operate a home occupation of an automobile repair, body shop, and sales, by appointment only, in an accessory building in the agricultural district and to construct an accessory building to be greater than 2,400 square feet on a parcel that is ten (10) acres or less.

Jesse Klover, along with his brother both work in the auto repair industry and would like to establish this as a part-time weekend operation. They would repair vehicles by appointment only and would only sell vehicles by appointment. They're not requesting a sales display lot. Mr. and Mrs. Kenneth Klover may assist with the operation helping with scheduling and courier service.

The Board discussed the maximum number of vehicles allowed to be parked on the east side.

Commissioner Pohlmeier questioned if a rest rooms would be in the facilities. The septic has adequate capacity. Mr. Telecky said they can add a bathroom as there is only two people. Mr. Phillips suggested simply adding a holding tank someday.

Larry Phillips questioned the total number of vehicles that would be on site. Jesse Klover said the vehicles would be contained inside, so twenty-five (25) would be a good number.

The Board commented how clean the property is currently.

Paul Merkins discussed screening on the south side as its visible from Highway 212.

Marc Telecky said salvage and parts need to be screened from public view. If it becomes unsightly, he would need to regulate it.

Jesse Klover said there is no intention of displaying any vehicles on the south side. Mr. Merkins said there is no reason to screen if that is the case.

**With no public available to make comment, Charles Hausladen motioned to close the public hearing with a second by Commissioner Rich Pohlmeier. Motion carried.**

**Paul Merkins motioned to recommend approval with the suggested conditions noted on the Staff Report. Commissioner Rich Pohlmeier seconded the motion, which carried unanimously with the following conditions:**

- 1. Waste fluids shall be disposed of in a concealed container and stored per Minnesota Pollution Control Agency regulations.**
- 2. Up to six vehicles to be repaired are allowed outside in designated area.**
- 3. No more than 5 non-resident employees shall be permitted with this business.**
- 4. All salvage material shall be properly stored in a designated bin/area out of public view.**

*Mr. Telecky said this item will be on the July 7, 2020 County Board Consent Agenda.*

**4) Conditional Use Permit 20-13, Jonathon Hahn, Collins Township**

Due to Jonathon Hahn not present at the public hearing, Chairman Phillips requested to move forward to the next agenda item.

**5) Rezoning 20-01, James Fahey, Fahey Equities, Helen Township**

James Fahey, Fahey Equities of Glencoe, MN is requesting a rezoning of the west 1.46 acres of parcel 07.018.0120 owned by Kathryn Adelman, Seward, Alaska, located in that part of the southwest quarter of the northeast quarter of section 18 in Helen Township from "A" Agricultural to "B-1" Highway Business in order to use as an auction display area and overflow parking for on-site auctions.

This request cites Sections 10 (“B-1” Highway Business District) and 24 (Amendments/Rezoning) of the McLeod County Zoning Ordinance. The Helen Township Board unanimously recommended approval at their May 14, 2020 meeting. The Buffalo Creek Watershed Board had no issues with this request.

Mr. Fahey clarified this request is to aid on-site auctions, additional space for overflow parking area on auction days and to also be utilized for an additional display area.

Mr. Telecky noted County Highway Engineer deferred comment to the City of Glencoe and spoke with MnDOT, Megan DeSchepper.

Zoning & Environmental Services Staff does not have concerns. As a reminder, will need to stay ten (10) feet from the road right-of-way.

Mr. Fahey commented they will not put gravel in the road right-of-way area.

Chairman Phillips questioned if signage is intended to be installed. There is not.

**With no public available to make comment, Commissioner Rich Pohlmeier motioned to close the public hearing. Charles Hausladen seconded the motion. The motion carried.**

**Paul Merkins motioned to recommend approval of this rezoning request as presented. Commissioner Rich Pohlmeier made a second motion, which carried unanimously.**

*Mr. Telecky said this item will be on the July 7, 2020 County Board Consent Agenda.*

Chairman Larry Phillips directed the Board back to agenda item number four (4) for a conditional use permit requested by Jonathon Hahn.

Mr. Telecky presented two options. The Board can proceed with this item, if comfortable, without Mr. Hahn being present, or table and forward to the July 22, 2020 Planning Commission meeting.

Larry Phillips called for a five (5) minute recess in order to provide time to contact Mr. Hahn.

**Commissioner Pohlmeier motioned to recess for five (5) minutes. Charles Hausladen seconded the motion. Motion carried to recess at 10:35 A.M.**

**Chairman Phillips called the meeting back to order at 10:40 AM.**

### **Conditional Use Permit 20-13, Jonathon Hahn, Collins Township**

Per Mr. Telecky, Mr. Hahn is working and unable to be present. The Board feels comfortable and will proceed to make a recommendation at today’s hearing.

Mr. Telecky explained Mr. Hahn’s request for a conditional use permit to construct an accessory building to be greater than 2,400 square feet on a parcel that is ten (10) acres or less.

The proposed size is 60' X 72' (4,320 sf) to be used for personal use. It may have a small office located in it.

This property is an Agricultural site and located in the northeast quarter of the northeast quarter of Section 23 in Collins Township. The applicable zoning ordinance cites Sections 7 ("A" Agricultural District) and 17 (Conditional Uses). Transportation comes off of County Road 26 (100<sup>th</sup> Street). The Collins Township Board unanimously recommended approval of this request as presented.

Mr. Phillips called for public comment. There were none.

Mr. Merkins questioned if a restroom will be installed due to having an office. There will not be running water. It will be for personal storage of a fish house, boat, toys and miscellaneous storage.

**David Hoernemann motioned to close the public hearing. Charles Hausladen seconded the motion. Motion carried.**

**Charles Hausladen made a motion to approve Conditional Use Permit 20-13 with one condition. David Hoernemann seconded the motion. The motion carried unanimously with the following condition:**

- 1. This structure shall be used for personal storage only. Off premise storage is not allowed and would require a separate conditional use permit to conform to the McLeod County Zoning Ordinance.**

*Mr. Telecky said this item will be on the July 7, 2020 County Board Consent Agenda.*

#### **D. STAFF COMMUNICATION**

- Mr. Telecky discussed possible solar garden setbacks (Essential Services) It will be brought up for discussion in the near future.
- Mr. Telecky said there is one application for July 22, 2020, so far. Road tour time will be determined.

#### **RECESS**

**With no further business to be discussed, Paul Merkins motioned to recess until July 22, 2020. Charles Hausladen seconded the motion. The motion carried unanimously.**

---

*Larry Phillips, Chairman*

---

*Sandra Posusta, Secretary*