

**McLEOD COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES
August 26, 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 9:30 am by Chairman Larry Phillips at the McLeod County Environmental Service Center, Large Conference Room.

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

Also present: Marc Telecky, McLeod Environmental Services Director, Sandra Posusta, Secretary, Randy Johnson, Chris Schultz, Dale Baker and Kenneth Schilling.

B. ACTION ON MINUTES: JULY 22, 2020

Board member Merkins motioned to approve the July 22, 2020 meeting minutes.

C. PUBLIC HEARINGS

1) Conditional Use Permit 20-15, Christopher Schultz, Bergen Township

Mr. Schultz is requesting a conditional use permit to construct an accessory building (18'x 30') on a parcel without a primary structure and to be greater than 660.00 feet from the applicants' residence. This parcel is located in the "A" Agricultural District. The lot size is 5.76 acres and is located in the Northeast One-Quarter of the Northwest One-quarter of Section 10 in Bergen Township. The existing land use is an old gravel pit used for recreational use.

The Bergen Township Board recommended approval at their August 13, 2020 meeting. The City of Lester Prairie Council mailed a letter stating no issues with this request as presented. The Department of Natural Resources Area Hydrologist, Garry Bennett, has no objections.

Mr. Donald Mielke, a neighboring property owner, called in stating no concerns with this request.

Mr. Telecky confirmed Zoning Staff recommends, if approved, that this structure shall be used for personal use only.

With no public in attendance for comment, David Hoernemann motioned to close the public hearing, seconded by Charles Hausladen. Motion carried.

Commissioner Rich Pohlmeier moved to approve the Conditional Use permit with one condition that this structure shall be used for personal use only, seconded by Board Member Hausladen. Motion carried unanimously.

This item will be forwarded to the County Board meeting on September 1, 2020, Consent Agenda.

2) Conditional Use Permit 20-16, Kenneth Schilling, Helen Township

Mr. Telecky explained Kenneth Schilling’s request for a conditional use permit to allow construction of accessory buildings (55’ x 153’ pole shed and a 60’ X 55’ accessory building addition) greater than 2,400 square feet to in order to expand the applicant’s boat storage business. Mr. Schilling obtained Conditional Use Permit 15-16 in 2015 to construct an accessory building to be greater than 2,400 square feet to operate a boat storage business known as Waconia Marine. This parcel is 9.15 acres zoned “A” Agricultural and located in the Northwest One-Quarter of the Northwest One-Quarter of Section 26 in Helen Township. The Board of Helen Township recommended approval at their August 20, 2020 meeting.

Staff recommends, if approved, that any change in use of the accessory building will require a new conditional use application if the use is different than boat storage and repair and noted that the Zoning Office has not received any complaints.

Chairman Phillips asked for a motion to close the public hearing due to no audience members present for comment.

Board member Hoernemann closed the public hearing. Board member Merkins seconded the motion, which carried unanimously.

Board member Merkins questioned the amount of traffic in and out of the site.

Mr. Schilling told the Board this is his private home. There is no traffic. Randy Thalmann is a neighbor and they get along fine.

Board member Merkins asked if the buildings change use, such as renting out storage space, will the applicant need to come back before the Board. Should the use change or intensify, a conditional use permit is required.

Mr. Schilling asked if its possible to park units out front to sell from auctions he attends. Mr. Telecky directed Mr. Schilling to the Minnesota Department of Transportation. One to five units per year is okay. Anything above that, a new Conditional Use Permit is required.

With no further comments, Board member Hausladen motioned to recommend approval with one condition that any change in use of the accessory buildings will require a new conditional use application if the use is different than board storage and repair. Board member Merkins seconded the motion. The motion carried.

This item will be forwarded to the County Board meeting on September 1, 2020, Consent Agenda.

D. NEW BUSINESS

1. 1-Lot Sketch Plan 20-02 by Randy Johnson on property owned by Kenneth Dooner

Chairman Phillips introduced Sketch Plat 20-02 by Randy Johnson.

Director Telecky stated for the record this item is not a public hearing and explained the application to the Board. Mr. Johnson’s request for an approval of a 1-Lot Sketch Plan located in the southwest quarter of the southwest quarter of Section 13 in Lynn Township is for the purpose of obtaining a building eligibility on property owned by Kenneth Dooner Revocable Trust. This quarter-quarter section currently has five (5) non-farm dwellings, thus requiring this request. It is approximately 1.52 acres and zoned “A” Agricultural. This parcel is tillable but small and irregular shaped thus meets the criteria of hard to farm due to the size and physical appearance of the property. Transportation comes off of County Road 7. The soils samples taken indicates that two sites for a standard sewage treatment system should be available. There are no wetlands present. Staff does not have concerns with this request.

The Lynn Township Board unanimously recommended approval on August 11, 2020.

You are allowed to have up to four (4) non-farm dwellings per quarter-quarter section. This lot will require rezoning from “A” Agriculture to “R-1” Residential.

Board member Hoernemann questioned the rezoning.

Director Telecky said one cannot ask for a rezoning request outside of two (2) miles of any city, unless you are adjacent to an already higher use, which this one is because the Airport is a higher use.

Board member Hausladen asked if the rezoning would affect the other properties. Mr. Telecky confirmed it will not.

With no questions from applicant, Randy Johnson, or the Board, Chairman Phillips asked for a motion.

Board member Merkins motioned to recommend approval of Sketch Plan 20-02 as presented. Commissioner Rich Pohlmeier seconded the motion. Motion carried.

This item will be forwarded to the County Board meeting on September 1, 2020, Consent Agenda.

2. 1-Lot Sketch Plan 20-01 by Dale Baker, Helen Township

Director Telecky explained Mr. Baker’s request for a 1-Lot Sketch Plan to obtain a building eligibility on a 7.3 acres lot currently owned by Glencoe Christian Ministries located in Section 13 of Lynn Township. There are no wetlands present. The aerial photo indicated this parcel is grass covered. The Helen Township Board heard this request and recommended approval at their August 20, 2020 meeting.

Board member Hausladen asked if there will be a public hearing. Director Telecky confirmed there will be at the Preliminary Plat stage.

Board member Hausladen asked Mr. Baker why the church didn't rent for farming. Mr. Baker, Pastor of the church, said they do not rent because they are not for profit. He would like to build on this site so he can be close to the church and one day retire on the property.

Board member Merkins asked if the entire acreage would be built on. Mr. Baker said it will not. Plans are to split it off in the future. It is only being used for hay now.

Chairman Phillips briefly discussed the potential of CRP land.

With no other concerns to discuss, Commissioner Pohlmeier made a motion to recommend approval of Sketch Plan 20-01. Board member Merkins seconded the motion. Motion carried.

This item will be forwarded to the County Board meeting on September 1, 2020, Consent Agenda.

E. OLD BUSINESS

- Mr. Telecky briefly discussed Interim Use permits.

F. STAFF COMMUNICATIONS

- The next meeting is scheduled for September 23, 2020, if any applications are received.

G. RECESS

Board member Hausladen made a motion to recess until September 23, 2020. Board member Merkins seconded the motion. The motion carried unanimously.

Larry Phillips, Chairman

Sandra Posusta, Secretary