

McLEOD COUNTY PLANNING ADVISORY COMMITTEE
Environmental Services Facility, Large Conference Room
1065 5th Avenue SE, Hutchinson, MN 55350
May 26, 2021 9:30 a.m.

MINUTES

CALL TO ORDER:

Following an 8:15 a.m. road tour, Chairman Larry Phillips called the meeting to order at 9:33 a.m. in the McLeod County Environmental Services Facility, Large Conference Room, located at 1065 5th Avenue SE, Hutchinson, Minnesota.

Members present: Chairman Larry Phillips, Charles Hausladen, Paul Merkins, Commissioner Daryl Luthens and David Hoernemann,

Staff present: Marc Telecky, Environmental Services Director, Sandra Posusta, Administrative Assistant.

Others Present: Darren Dummer, Eileen Dummer, Mandi Kutschara, Lee Hoof and Linda Hoof.

NEW BUSINESS

1) 2-LOT FINAL PLAT 21-06, Lee & Linda Hoof, Rich Valley Township

Lee and Linda Hoof request approval of a 2-lot final plat for the purpose of splitting an 11-acre lot, riparian to Silver Lake, into two (2) buildable lots. This property is located in the Northeast Quarter of the Northwest Quarter of Section 4 in Rich Valley Township. This government lot currently has one (1) non-farm dwelling thus requiring this platting request. Zoning Staff does not have concerns with this request.

Lot-001 will be 5.7 acres in size. Lot-002 will be 5.41 acres in size. The existing zoning is "A" Agriculture. Access for the north lots would be by the existing driveway to the lake. The south lot would share access with the existing driveway for lot-001 via easement of thirty-three (33) feet to the north.

The Rich Valley Township Board recommended approval of this request at their May 11, 2021 meeting.

The McLeod County Attorney and Country Recorder have reviewed the Title of Opinion and survey and recommended approval.

Board member Merkins questioned if this is the final plat prior to recording.

Chairman Phillips noted that the drainage discussion was determined at the Preliminary Plat public hearing.

Board member Merkins made a motion to approve Final Plat 21-06. Board member Hoernemann seconded the motion, which carried unanimously.

This item will be placed on the June 1, 2021 County Board Consent Agenda.

2) **SKETCH PLAN 21-02: Jon & Mandi Kutschara, Acoma Township**

Director Telecky explained the applicants request for the approval of a 1-lot conceptual sketch plat in order to create one additional buildable lot on this non-tillable acreage. This property is located in the northwest quarter of the northwest quarter of Section 24 in Acoma Township. This quarter-quarter section currently has one (1) non-farm dwelling thus requiring this request.

Lot-1 will be approximately 5.05 acres. The current zoning is "A" Agriculture. The soils per the McLeod County Soil Survey support a site and an alternate site for a septic system. The National Wetland Inventor (NSW) map does not indicate the presence of wetlands. It will be serviced by an individual well and septic. Transportation will come off of the township road, 220th Street.

Staff does not have concerns. Preliminary review does show there is adequate area for a building site.

Kutschara's attended the Acoma Township Board meeting on May 10, 2021. A favorable recommendation was approved.

Board Member Hausladen motioned to approve of Sketch Plan 21-02. Commissioner Luthens seconded the motion. The motion carried.

This item will be placed on the June 1, 2021 County Board Consent Agenda.

PUBLIC HEARING

1. **CONDITIONAL USE PERMIT 21-07: Darren & Eileen Dummer, Hale Township**

Mr. & Mrs. Dummer request approval of a conditional use permit to allow an accessory building to be constructed on a parcel without a primary structure, in an "R-1" zoned area for the purpose of establishing a home occupation of a business that Eileen Dummer currently operates. This lot does not have a dwelling. The applicant's own two (2) contiguous platted lots. Their home is on the adjacent platted lot. The lot size is 1.25 acres and is located in Lot-001 Block-001 Lakeite Acres of Section 30 in Hale Township.

Transportation will come off of 200th Street (CR 79). John Brunkhorst, McLeod County Highway Engineer, reviewed this request noting no concerns. If a new access is needed, the applicants shall apply for a permit with the County Highway Department.

If approved, Staff recommends the following conditions:

- 1) Accessory dwelling shall be 2,000 square feet or smaller. (This is the limit of what is allowed in an "R-1" zoned district per lot.)
- 2) The home occupation only be allowed one (1) non-resident employee.
- 3) A hard surface parking area be established for clientele.

The Hale Township Board heard this request at their May 13, 2021 meeting in which they recommended approval.

Chairman Phillips noted that the site was reviewed upon road tour prior to the meeting.

Board member Hausladen inquired on the amount of proposed traffic. Mr. Dummer responded there are usually two (2) to three (3) people. She sees up to ten (10) people but their mostly virtual.

Chairman Phillips questioned the material for the hard surface. Director Telecky said it needs to be something sustainable such as concrete, asphalt, or just gravel so people do not lose their footing or sink into.

There will not be heavy traffic. Maybe one person per hour

With no public available to comment, Board member Hoernemann motioned to close the public hearing. Board member Hausladen seconded the motion. Motion carried.

Board member Merkins asked Mr. & Mrs. Dummer if they understood the proposed conditions and if they had any issues with them. The Dummer's understand and do not have any concerns.

Chairman Phillips asked for a motion to approve as presented.

Board member Merkins moved for approval. Board member Hoernemann seconded the motion. The motion carried with the following conditions:

- 1) Accessory dwelling shall be 2,000 square feet or smaller.
- 2) The home occupation only be allowed one (1) non-resident employee.
- 3) A hard surface parking area be established for clientele.

This item will be placed on the June 1, 2021 County Board Consent Agenda.

OTHER BUSINESS:

- 1) Mr. Telecky updated the Commission regarding the Zoning Amendment proposal. This amendment will be heard at the June 23, 2021 Planning Commission meeting and placed on the July 6, 2021 County Board meeting agenda providing there are no issues. Discussion ensued briefly about the improved efficiency and technology of solar array panels.
- 2) There is one item to date on the June 23, 2021 meeting agenda.

MOTION TO RECESS:

With no further business to be brought before the Planning Commission, Board member Hoernemann made a motion to recess until June 23, 2021. Commissioner Luthens seconded the motion. The motion carried.

Larry Phillips, Chairman

Sandra Posusta, Secretary