McLeod County Environmental Services
PLANNING ADVISORY COMMISSION
Wednesday, March 23, 2022
Environmental Services, Large Conference Room
1065 5th Avenue, Hutchinson, MN 55350 (320) 484-4300
(Road Tour Departure @ 8:00a.m.)

AGENDA

A. CALL TO ORDER BY CHAIRMAN, LARRY PHILLIPS

B. REVIEW/APPROVAL OF MINUTES – February 23, 2022

C. PUBLIC HEARINGS

1. **Preliminary Plat 22-01, Shannon & Melissa, Winsted Township**
Shannon & Melissa Forcier request approval of a 1-Lot Preliminary Plat for the purpose of creating a building eligibility and to be located within approximately 6.00 acres of 22.79 AC of the South Half of the Southeast Quarter of Section 15 in Winsted Township.

Notified	Notified	Comments Received:
Township & City Clerks	2/28/22	
Winsted Township	3/10/22	By Applicant.
Env. Services		See Staff Report @ Environmental Services Office

2. **Conditional Use Permit 22-02, Great River Energy, Penn & Round Grove Townships**
Michelle Lommel representing Great River Energy, Maple Grove, MN, requests approval of a conditional use permit for the Essential Services necessary for a rebuild of an existing 9.25 mile 69-kV transmission line located in McLeod (CR 15) and Sibley counties necessary to improve reliability of the transmission system and to reduce risks associated with low voltage and transmission line overloading.

Notified	Notified	Comments Received:
Township & City Clerks	2/28/22	
County Engineer (CR 17)	2/28/22	
MnDOT (ST. HWY 15)	2/28/2022	
Env. Services		See Staff Report @ Environmental Services Office

3. **Conditional Use Permit 22-03, Alan Graves, Lynn Township**
Alan Graves requests approval of a conditional use permit for a home occupation of a carburetor and magneto restoration business in an accessory structure greater than 2,400 square feet in the "A" Agricultural District in Section 13 of Lynn Township.

Notified	Notified	Comments Received:
Township & City Clerks	2/28/22	
Lynn Township	3/8/22	By Applicant.
Env. Services		See Staff Report @ Environmental Services Office

D. OTHER DISCUSSION

E. RECESS -

- Motion/second to recess and reconvene for road tour and meeting on April 27, 2022.

Items to be placed on April 6, 2022 County Board Agenda.

McLEOD COUNTY PLANNING ADVISORY COMMITTEE
Environmental Services Facility, Large Conference Room
1065 5th Avenue SE, Hutchinson, MN 55350
February 23, 2022 @ 9:30 a.m.

MINUTES

A. CALL TO ORDER:

Chairman Larry Phillips called the McLeod County Planning Commission 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.

Planning Commission members present: Chairman Larry Phillips, Kenneth Bauer, Charles Hausladen Commissioner Daryl Luthens and David Hoernemann.

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

Others Present: Randy and Dillan Peterson, John Mueller, McLeod County Chronicle.

B. APPROVAL OF MINUTES – January 26, 2022

David Hoernemann mentioned "Paul Merkins" was still listed under the members present and should be our new member, Kenneth Bauer, who replaced Mr. Merkins on the Board.

With no further corrections or comments to be made, Commissioner Luthens motioned to approve the January 26, 2022 meeting minutes with the correction as stated. Ken Bauer seconded the motion. Motion carried.

C. PUBLIC HEARING

1) Conditional Use Permit 22-01, Randy and Dillan Peterson, Helen Township

Chairman Larry Phillips welcomed the Peterson's to the meeting.

Director Telecky explained this request is for gravel mining, screening, crushing and stockpiling of material for a five-year time period. It is a renewal of an existing gravel pit. The area to be mined is approximately 9.67 acres and is located in Section 16 of Helen Township. The restoration will be at a 4:1 side slope for wild life purposes. There are no wetland impacts per the National Wetland Inventory map (NWI). A DNR dewatering permit will be applied for. This area is the last of the gravel to be mined in this pit. There haven't been any calls or concerns regarding this gravel pit in last three years.

A $10,000 Irrevocable Letter of Credit by CorTrust Bank was provided to Director Telecky at the beginning of the meeting by the applicants.

Mr. Telecky read aloud recommended conditions, should this application be considered for approval.

The Helen Township Board recommended approval at their February 10, 2022 meeting.

David Hoernemann asked Mr. Peterson if the hours of operation are satisfactory with him. Randy Peterson agreed with the hours as listed on the Staff Report.

With no further comments amongst the Board and no public available to make comment, David Hoernemann motioned to close the public hearing. Charles Hausladen seconded the motion. Motion carried.

Kenneth Bauer motioned to recommend approval of Conditional Use Permit 22-01 with the conditions as listed on the Staff Report prepared by Mr. Telecky. David Hoernemann seconded the motion. The motion carried unanimously with the following conditions:

1) **The applicant shall submit a bond or letter of credit to McLeod County Environmental Services by April 15, 2022 in the amount of $10,000.**
2) **Hours of operation are Monday – Friday 7am - 7pm. Saturdays shall be permitted as needed with a 24-hour notice to McLeod County Environmental Services. Saturday hours shall be 7am -1pm.**
3) **Applicant shall meet all state NPDES requirements and apply for a DNR de-watering permit if needed.**
4) **Applicant shall restore pit area to a 4:1 back slope for wildlife purposes.**
5) **Stockpiles shall not exceed 30' in height.**
6) **McLeod County Environmental Services shall inspect all restoration work completed and approve with letter acknowledging completion to release bond or letter of credit back to applicant.**
7) **Applicant shall follow all mining standards contained in Section 16 of the McLeod County Zoning Ordinance if not further restricted by this permit.**
8) **Applicant shall repair or replace any damaged drainage tile.**
9) **All processing machinery shall be stored outside Flood Fringe area. (Zone A, 100-year)**
10) **Properly placed "Trucks Hauling" signs shall be posted along State Highway 212 when trucks are hauling.**
11) **There shall be no stockpiling or fill above natural grade within the floodplain or shoreland areas.**
12) **The pit haul route shall be dust controlled when in use.**

Per Mr. Telecky, this item will be placed on the March 1, 2022 County Board Consent Agenda.

OTHER INFORMATION:

- There are two applications on the agenda to date for March 23, 2022. A 1-Lot Preliminary Plat by Shannon & Melissa Forcier and a Conditional Use Permit for essential services by Great River Energy.

MOTION TO RECESS:

Charles Hausladen motioned to recess until March 23, 2022. Commissioner Luthens seconded the motion. The motion carried.

Larry Phillips, Chairman *Sandra Posusta, Secretary*

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McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: **Marc Telecky**

Application: **Preliminary Plat** 22-01

Date: March 7, 2022 – **Meeting Date: March 23, 2022**

GENERAL INFORMATION

Brief Description: Shannon & Melissa Forcier are requesting approval for a 1-lot preliminary plat located in the NW ¼ SW ¼ of Section 15 Winsted Township. This ¼ ¼ section currently has 3 non-farm dwellings thus requiring this request.

Applicant: **Shannon & Melissa Forcier**
211 7th St.
Winsted, MN 55395
P.I.D# 14.015.0850

Requested Action: Motion to approve a 1-lot sketch plan

Lot Size: Lot 1 = 788.48' x 800' = 6.38 Acres

Existing Zoning: "A" Agriculture

Location: **NW ¼ SW ¼ Section 15 Winsted Twp.**

Existing Land Use: grass covered

Adjacent Land Use And Zoning: "A" Agricultural

Zoning History: NA

Applicable Ordinance McLeod County Zoning Ordinance Section 7, Subd 6.
McLeod County SSTS & Subdivision Ordinance

SPECIAL INFORMATION

Public Utilities: McLeod Coop Power

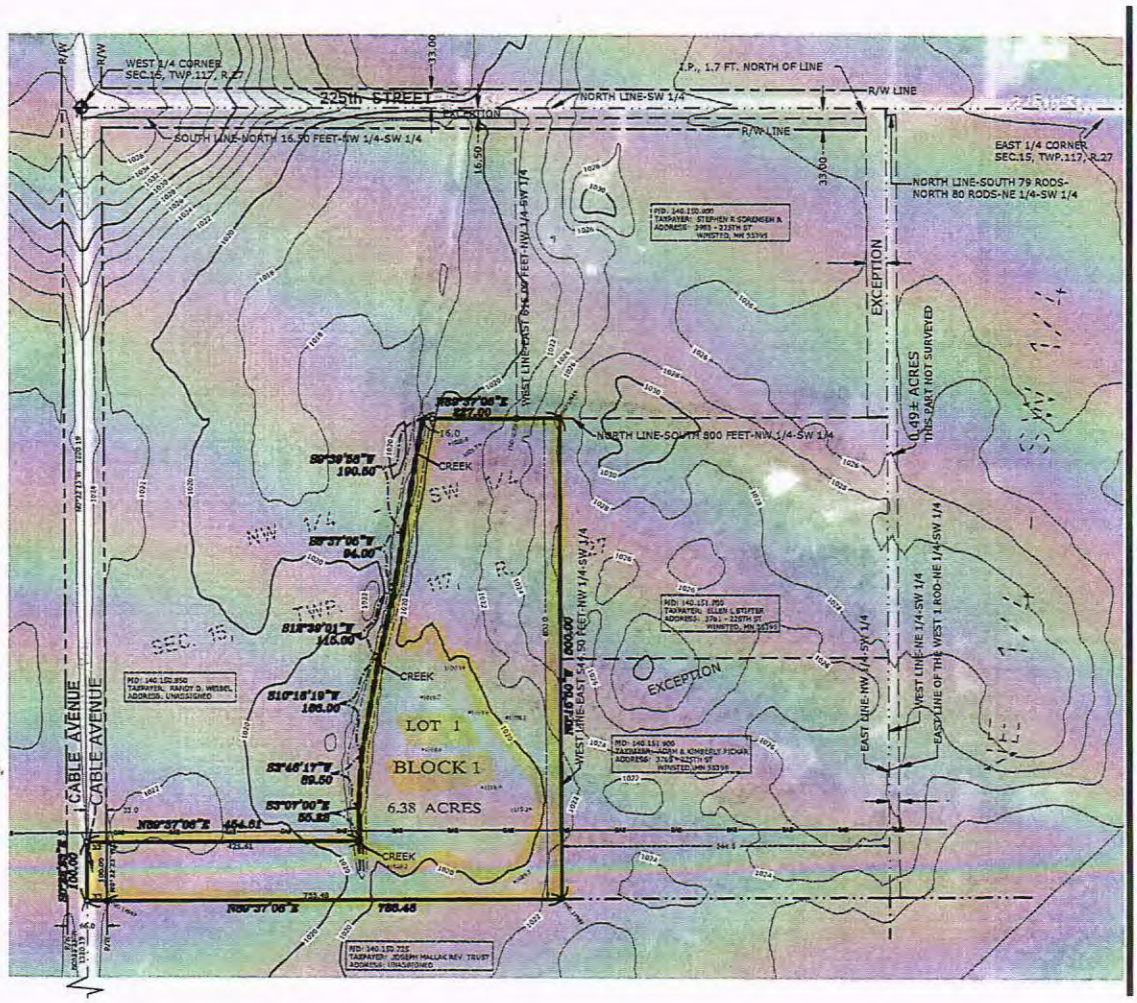
Public Services: SSTS, individual well

Transportation: Cable Ave.

Physical Characteristics: **This is a 6.38-acre lot that slopes north to south. The lot abuts a private ditch that is not a protected water.**

Analysis: **The applicants are requesting to create a buildable lot. Soil borings submitted by Chip Hentges support a site and an alternate site for a septic system. The National Wetland Inventory (NWI) map do not indicate the presence of wetlands.**

Recommendations: Staff does not have concerns with this request. Preliminary review of the site does show that there is adequate area for a building site without limiting features.



Cc: Shannon Forcier – applicant

PRELIMINARY PLAT

~for~ Shannon & Mellisa Forcier

~Part of~ NW 1/4 - SW 1/4, Sec.15, T.117, R.27, Winsted Twp., McLeod Co., MN.

WEIBEL ESTATES

PLAT NAME SUBJECT TO CHANGE

NORTH

BENCHMARK

MNDOT GSID STATION #18364
STATION NAME: WIENER MN085
ELEVATION: 1036.96 NAVD 88

ORIENTATION

MCLEOD COUNTY COORDINATE SYSTEM NAD 83 (96 ADJ.).

GRAPHIC SCALE

100 0 50 100 200

1 INCH = 100FEET

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES MCLEOD COUNTY SECTION CORNER MONUMENT
- x 932.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES LIDAR CONTOURS
- GAS DENOTES UNDERGROUND GAS LINE
- PID: 140.160.850 Owner: City of x Address: Unassigned DENOTES ADJACENT PARCEL OWNER INFORMATION (PER MCLEOD COUNTY TAX INFORMATION)

DESCRIPTION OF PROPOSED PLAT

Part of the Northwest Quarter of the Southwest Quarter of Section 15, Township 117, Range 27, McLeod County, Minnesota, described as follows: Beginning at the southwest corner of said Northwest Quarter of the Southwest Quarter;
thence on an assumed bearing of North 89 degrees 37 minutes 06 seconds East, along the south line of said Northwest Quarter of the Southwest Quarter 788.48 feet to the west line of the East 544.50 feet of said Northwest Quarter of the Southwest Quarter;
thence North 00 degrees 15 minutes 50 seconds West, along the last described line 800.00 feet to the north line of the South 800.00 feet of said Northwest Quarter of the Southwest Quarter;
thence South 89 degrees 37 minutes 06 seconds West, along the last described line 227.00 feet;
thence South 09 degrees 39 minutes 58 seconds West 190.50 feet;
thence South 08 degrees 37 minutes 05 seconds West 94.00 feet;
thence South 12 degrees 39 minutes 01 seconds West 115.00 feet;
thence South 10 degrees 18 minutes 19 seconds West 166.00 feet;
thence South 03 degrees 46 minutes 17 seconds West 89.50 feet;
thence South 03 degrees 07 minutes 00 seconds East 55.22 feet;
thence South 89 degrees 37 minutes 06 seconds West 454.61 feet to the west line of said Northwest Quarter of the Southwest Quarter;
thence South 00 degrees 22 minutes 23 seconds East, along said west line 100.00 feet to the point of beginning.

NOTES

DEVELOPER: Shannon & Melissa Forcier
211 - 7th Street S
Winsted, MN 55395
Phone - Shannon: (952) 237-6249, Mellisa: (612) 201-1135

PROPERTY ADDRESS: Unassigned

PARCEL ID (PID) NUMBER: 140.150.800* OWNER: Randy D. Weibel* *per McLeod Co. GIS

TOTAL AREA: 6.46 Acres

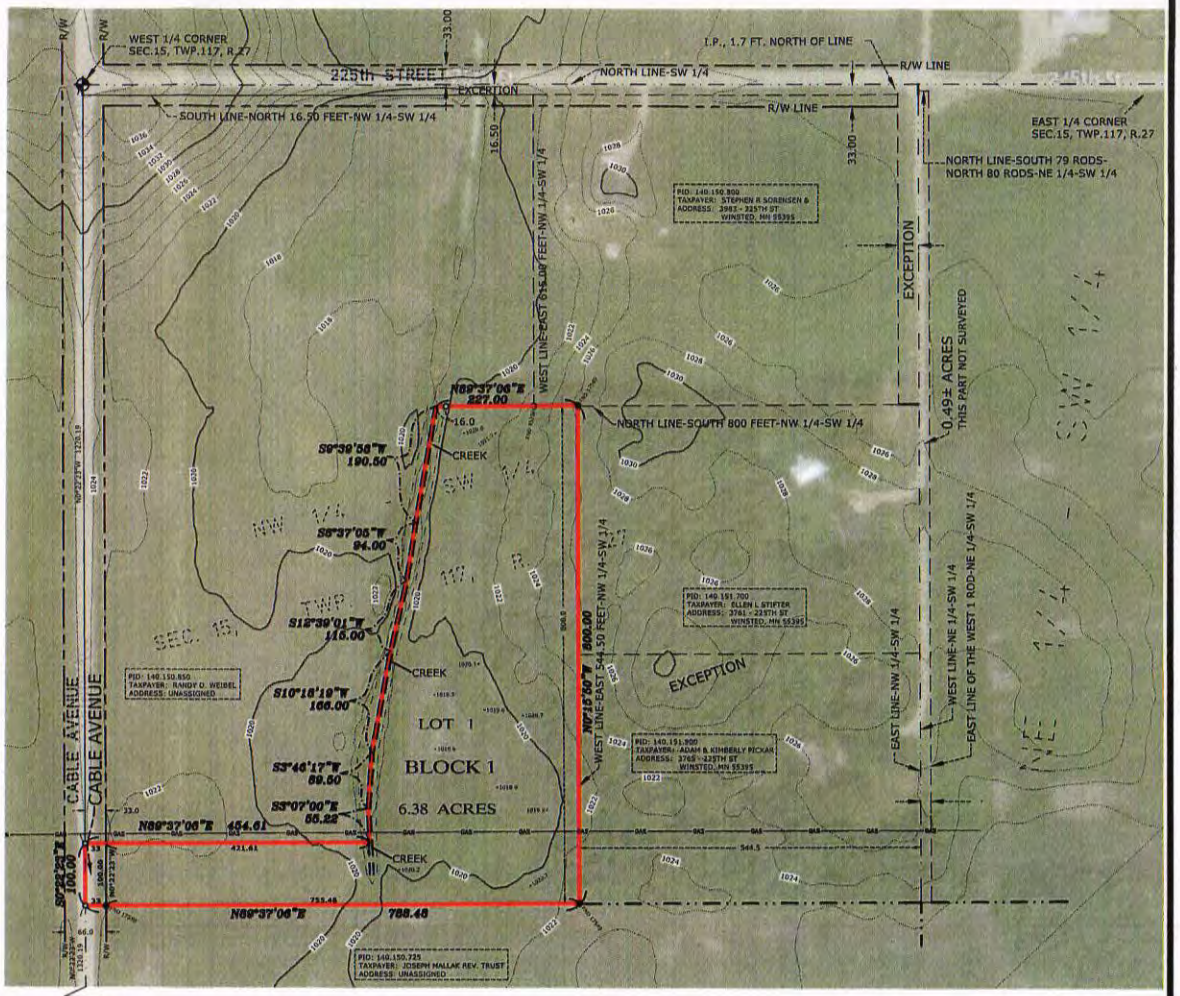
Private Well and Septic Systems

ZONING DISTRICT: Agricultural.

FLOOD ZONE: Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 27085C0080E by the Federal Emergency Management Agency, effective date 7/07/2014.

ADDITIONAL NOTES

- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Location of utilities existing on or serving the surveyed property determined by: Observed evidence
  Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- Aerial photo obtained from Microsoft Corp. is shown for graphical reference purposes only and the accuracies are unknown.



E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
990 - 5th Avenue SE, Suite 2
HUTCHINSON, MN 55350
TEL. HUTCHINSON: (320) 587-2025
www.egrud.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

KURT D. NELSON

Date: 2/21/2021 License No. 45356

DRAWN BY: KDN	JOB NO: 22.0137	DATE: 02/21/2022
CHECK BY: KDN	FIELD CREW: JWH & BCK	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

[Type text]

McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: **Marc Telecky**

Application: **CUP 22-02**

Date: March 7, 2022 – **Meeting Date: March 23, 2022**

GENERAL INFORMATION

Brief Description: Great River Energy is requesting a conditional use permit to move and rebuild an existing 69-kV transmission line from Winthrop, MN to a sub-station located in Section 30 Penn Township.

Owner/Applicant: **Great River Energy**
12300 Elm Creek Blvd.
Maple Grove, MN 55369-4718

Requested Action: Consider approval to allow Great River Energy to move/rebuild an existing 69-kV electrical transmission line from the east side of State Hwy 15 in Penn Township to the west side of State Hwy 15 in Round Grove Township.

Lot Size: 70' easement parallel Highway 15 Road Right of Way in Round Grove Township

Existing Zoning: Agriculture

Location: **East 70' (easement) of Section 25 & 36 Round Grove Township**

Existing Land Use: agriculture

Adjacent Land Use And Zoning: **agriculture & Hwy 15 right of way**

Zoning History: NA

Applicable Ordinance McLeod County Zoning Ordinance Section 7, 16, 17, 18

SPECIAL INFORMATION

Public Utilities: McLeod Coop Power

Public Services: NA

Transportation: Hwy 15

Physical Characteristics: **Rural Residential lot. Wetland on the east two-thirds of the lot.**

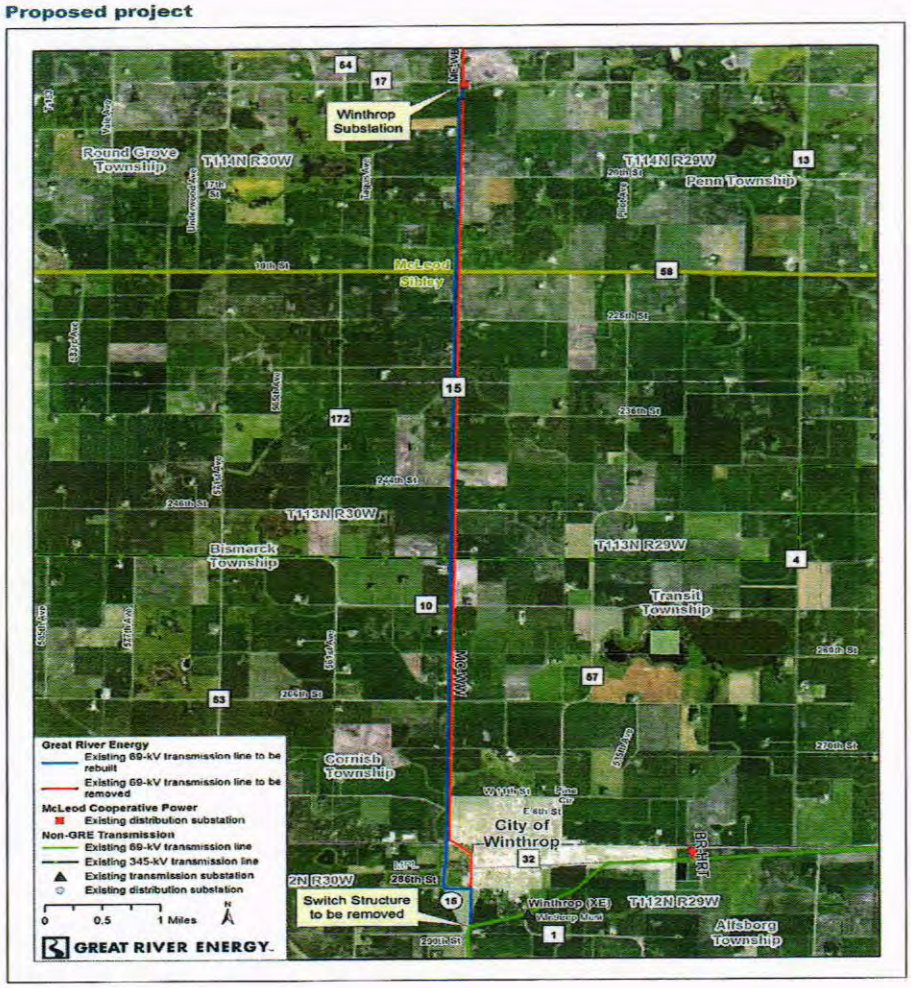
Analysis: The applicant would like to move and rebuild an approximate 2-mile segment (in McLeod County) of an existing 69-kV electrical transmission line from the east side of Hwy 15 in Penn Twp to the west side of Hwy 15 in Round Grove Twp. Great River Energy would negotiate private 70' easements with the land owners parallel/adjacent to Hwy 15 in Round Grove Twp. The new proposed route would pass east of 3 existing building sites (Wagner, Kesler, Pierson) with the remaining acreage being tillable.

Recommendations: If approved, staff recommends the following conditions for consideration:

1) All drainage facilities and patterns shall be repaired to pre-construction condition as soon as possible after construction.
2) Rocks, slash and other construction debris shall be removed from each individual section of land where construction takes place within 90 working days of the commencement of major essential service construction on that individual section of land. For purposes of this subsection, working days are defined as: all days except days between November 15 and April 15 (winter), or any day when more than ½-inch precipitation has fallen. For purposes of this subsection, section of land is defined as a numbered section as defined by the Government Land Survey, or a portion thereof.
3) Shelterbelts, windbreaks, fences and vegetation shall be restored to pre-construction condition with the following exceptions: 1) Shelterbelt and windbreak replacement shall be to pre-construction density and may allow for operation and maintenance of essential service lines. 2) Critical areas (slopes greater than 12 percent, drainage ditch banks and areas subject to severe erosion) shall be seeded and mulched as soon as possible after construction. Drainage ditch banks shall be seeded and mulched a minimum of 16½ feet in width from the top of the ditch spoil banks on each side of the ditch.

4) Major essential service construction activities shall be conducted in such a manner as to minimize impacts on livestock movements and access to agricultural fields.
5) The McLeod County Environmental Services Director will serve as the contact for property owners to report any concerns related to construction. Great River Energy will be charged $100 per hour for any violation in construction related to the standards approved as conditions from the McLeod County Zoning Ordinance Section 18.

Proposed project



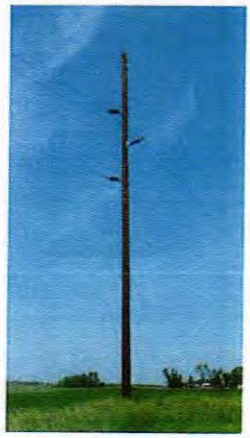
About Great River Energy

Great River Energy is a not-for-profit wholesale electric power cooperative which provides electricity to 28 member-owner distribution cooperatives. Together, our systems provide power to approximately two-thirds of Minnesota geographically and parts of Wisconsin, serving 700,000 families, farms and businesses. 8/6/2021

Great River Energy
12300 Elm Creek Boulevard
Maple Grove, MN 55369
1-888-521-0130
greatriverenergy.com

Winthrop area 69-kV transmission rebuild

Great River Energy proposes to rebuild an existing 9.25-mile 69-kV transmission line located in McLeod and Sibley counties (see map on back). This rebuild is necessary to improve the reliability of the transmission system in the area, and reduce risks associated with low voltage and transmission line overloading.



Typical 69-kV single circuit structure

Overview

The existing transmission line extends from McLeod Cooperative Power Association's Winthrop Substation located in Section 30 in Penn Township to an existing Great River Energy switch structure located in Section 1 in Cornish Township. Much of the line is currently located within the east State Highway (Highway) 15 right-of-way (ROW) and is proposed to be removed and rebuilt on private property, which would be 3 to 5 feet outside of the edge of the road right of way. As the edge of the east Highway 15 ROW is congested with underground utilities, the transmission line is proposed to be rebuilt primarily on the west side of Highway 15. In addition, the existing section of line that is within the City of Winthrop is proposed to be relocated to the west side of Highway 15.

The transmission line generally requires a 70-foot wide easement, being 35 feet on each side of the transmission centerline. Wood poles will be primarily used, steel and/or laminate poles may be needed in some locations based on engineering design needs. Poles will be placed to not interfere with agricultural land uses to the extent possible.

In areas where tall-growing vegetation exists, it will be necessary to remove the vegetation within the easement area for the safe operation and maintenance of the line, which will be discussed with landowners during easement negotiations.

Public involvement

Prior to any permitting, Great River Energy will hold a virtual open house to share additional project information with landowners in the project vicinity, local government officials and other permit authorities. Local project approval will be required by McLeod and Sibley counties for the respective section of line in each county. Additional permits from road authorities, environmental agencies and other utilities will begin once the project has local approval and preliminary design is complete.

Schedule

Notifications	**Summer 2021**
Survey/design	**Fall 2021**
Local project approval	**Fall/Winter 2021**
Easement acquisition	**Spring to Fall 2022**
Transmission line construction	**Spring 2023 to Spring 2024**
Energization	**Spring 2024**

Quick facts

Length – 9.25 miles

Voltage – 69-kV

Structures – Primarily wood poles with laminate and/or steel structures in some areas.

Spans – 325 to 375 feet apart

Right of way – 70-foot-wide right of way being 35 feet on each side of the centerline.

Great River Energy representatives

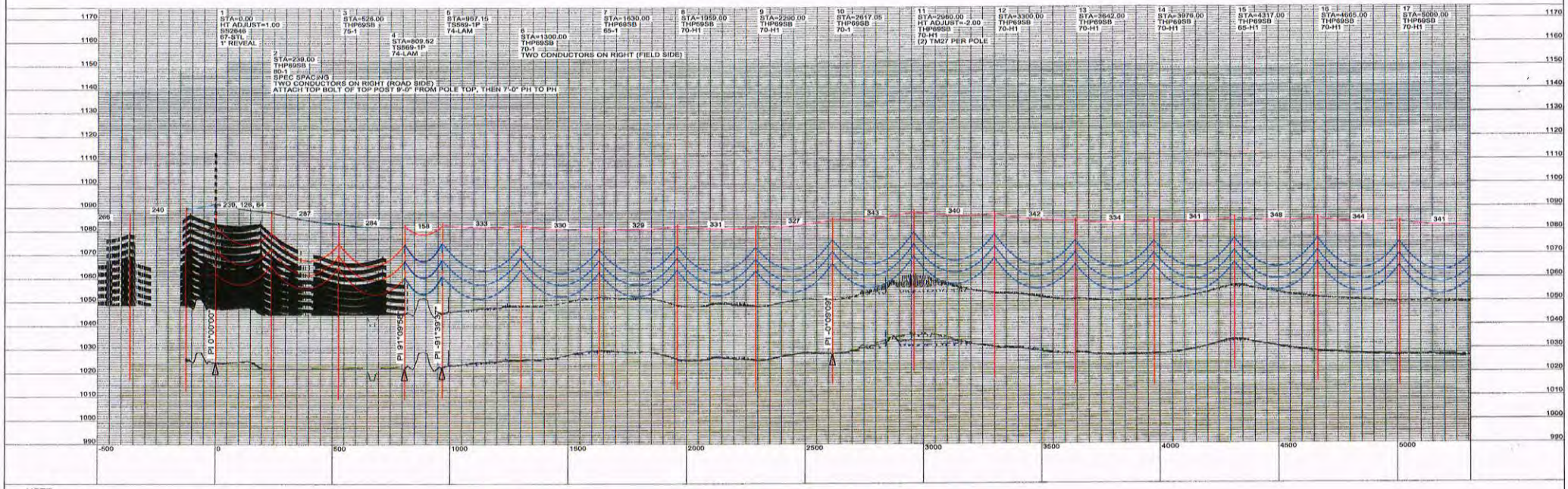
For project updates and information, visit greatriverenergy.com/winthrop or contact:

Michelle Lommel, Sr. Field Representative
Transmission Land Rights
763-445-5977 | mlommel@grenergy.com

Tosha Barthel, Transmission Permitting Specialist
Transmission Permitting
763-445-5986 | tbarthel@grenergy.com

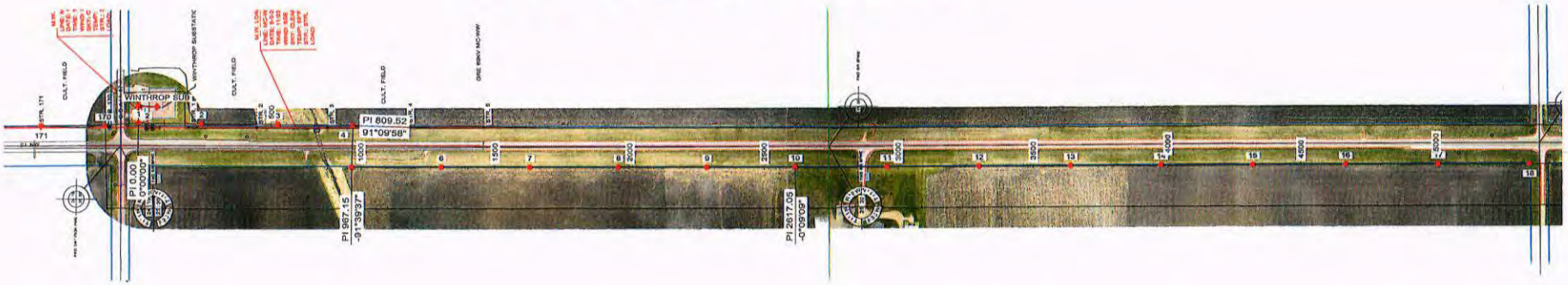
Cc: Michelle Lommel– applicant

PLS-CADD DRAWING



NOTE:
CONDUCTOR WIRE SHOWN SAGGED AT 410°F, INITIAL
SHIELD WIRE SHOWN SAGGED AT -40°F, INITIAL

PRELIMINARY DESIGN ONLY
NOT FOR CONSTRUCTION



NOTE: REFER TO THE STAKING SHEET FOR DETAILED DESIGN INFORMATION.

REV. 00 1/3/2022 INITIAL REDESIGN OF MC-WW & SS2646, WO 206747 & 207956, BY SLA

REVISIONS

APPROVALS	DATE
DRAWN BY: GIS/GRS	12/2021
DESIGN BY: SLA	1/2022
CHECKED BY: JMMC	X/2022
APPROVED BY: JMMC	X/2022

DESIGN DATA
CONDUCTOR: 336 VRS ZTACSR
DESIGN TENSION: SEE MODEL
RULING SPAN: SEE MODEL
SHIELD WIRE: 0.528 OPGW
DESIGN TENSION: SEE MODEL
RULING SPAN: SEE MODEL

GREAT RIVER ENERGY™

MV-CC
69 KV TRANSMISSION LINE

200.0 FT. HORIZ. SCALE
20.0 FT. VERT. SCALE
NORTH

DWG. NO.
MV-CC-91D
REVISION: 00
SHEET 1 OF 11

GREAT RIVER ENERGY™

12300 Elm Creek Boulevard
Maple Grove, Minnesota 55369-4718
763-445-5000
greatriverenergy.com

September 8, 2021

MC-WW Line
WO #207956

Marc Telecky
McLeod County Director of Environmental Services
1065 5th Ave. SE
Hutchinson, MN 55350

RECEIVED
SEP 10 2021
slp

Subject: Winthrop area "MC-WW" 69-kV transmission line

Dear Mr. Telecky:

Great River Energy is a not-for-profit wholesale electric power cooperative which provides electricity to 28 member-owner distribution cooperatives, including McLeod Cooperative Power Association (MCPA). Together, our systems provide power to approximately two-thirds of Minnesota geographically and parts of Wisconsin, serving 700,000 families, farms and businesses.

Great River Energy plans to rebuild 9.25 miles of existing 69-kV transmission line that serves MCPA's Winthrop Substation. This project is needed to address the aging system and to improve reliability of the transmission system that serves the area.

Please join our virtual, open house to learn about the MC-WW project on Sept. 16, 2021 at 5 p.m. You can access the virtual open house, by joining us online at https://bit.ly/3yVDYDW or by clicking on the link on the project page at www.greatriverenergy.com/winthrop.

There will be a short, formal presentation to learn about the project, followed by an opportunity to ask questions regarding the process, timing, permitting and other aspects of the project.

You can also call 408-418-9388 and use access code 146 196 0474. Please note, if you call in, you will not be able to view the presentation, but you will be able to ask questions and state concerns during the open forum. The open forum will be moderated by a third party.

You are being notified because you are the owner of property located in the immediate vicinity of the proposed transmission line route and/or you may be an agency with interest in the project.

Direct dial (763) 445-5977 Email mlommel@grenergy.com Fax (763) 445-6777

A project fact sheet with additional project information and a proposed route map is enclosed.

You are encouraged to join the upcoming virtual open house to learn more and have your questions answered by representatives of Great River Energy and MCPA.

Sincerely,

GREAT RIVER ENERGY

Michelle L. Lommel

Michelle Lommel
Senior Field Representative

Enclosure: Fact sheet

c: Curtis Hanson, McLeod Cooperative Power Association
Chuck Lukkarila, Great River Energy, transmission senior project manager

ML:jh\SP:\Projects\Winthrop area projects\207956 MC-WW\land rights\Notifications\MC-WW Open house\MC-WW open house notice.docx

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McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: **Marc Telecky**

Application: **CUP 22-03**

Date: March 8, 2022 – **Meeting Date: March 23, 2022**

GENERAL INFORMATION

Brief Description: The applicant is requesting a conditional use permit to operate a home occupation in an accessory building >2,400 square feet. The home occupation would be for carburetor and magneto repair.

Owner/Applicant: **Alan Graves**
16456 CR 7
Hutchinson, MN 55350
P.I.D# 09.013.1200

Requested Action: Consider approval for a conditional use permit to allow a home occupation in accessory building > 2,400 square feet for carburetor and magneto repair.

Lot Size: 26.73 AC

Existing Zoning: Agriculture

Location: **THAT PART OF N 1/2 SW 1/4 N OF DITCH EX W 244' OF N 210' OF NW**

Existing Land Use: rural residential building site

Adjacent Land Use And Zoning: **rural residential building site**

Zoning History: NA

Applicable Ordinance McLeod County Zoning Ordinance Section 7, 16 & 17

SPECIAL INFORMATION

Public Utilities: McLeod Coop Power

Public Services: Individual SSTS & Well

Transportation: CR 7

Physical Characteristics: **Rural Residential Building Site. 100-yr flood plain on the south side of the property abutting a protect water (McCuen Creek).**

Analysis: The applicant would like to operate a home occupation in an accessory building >2,400 square feet. The applicant would be sole owner/operator. The applicant would not have significant retail traffic. The business would be supported by courier service (FedEx, UPS, SpeeDee, etc.) The applicant is also requesting a free-standing sign in the future no greater than 32 square feet.

Recommendations: If approved, staff recommends the following conditions for consideration:

1) The home occupation may have up to 4 non-resident employees. 5 or more employees would require a new conditional use permit application.

Cc: Alan Graves– applicant

Sandy Posusta

From: Dan Jochum <DJochum@hutchinsonmn.gov>
Sent: Wednesday, March 2, 2022 6:10 PM
To: Sandy Posusta; John Brunkhorst
Cc: Lynn Twp Clerk - Nathan Winter
Subject: RE: Request Review - CUP22-03, Alan Graves/Trudy Lickfelt Property

*****CAUTION: This email was sent from outside of McLeod County. Unless you recognize the sender and know the content, do not click links or open attachments.*****

Hello,
The City of Hutchinson does not have any comments or concerns regarding this request.

Thank you,

Dan Jochum, AICP
Planning Director
City of Hutchinson
111 Hassan Street SE
Hutchinson, MN 55350-2522
djochum@ci.hutchinson.mn.us

320.234.4258 Office
320.234.4240 Fax

HUTCHINSON
A CITY ON PURPOSE.

From: Sandy Posusta <Sandra.Posusta@co.mcleod.mn.us>
Sent: Wednesday, March 2, 2022 12:17 PM
To: John Brunkhorst <John.Brunkhorst@co.mcleod.mn.us>; Dan Jochum <DJochum@hutchinsonmn.gov>
Cc: Lynn Twp Clerk - Nathan Winter <lynntownshipclerk@gmail.com>
Subject: Request Review - CUP22-03, Alan Graves/Trudy Lickfelt Property

EXTERNAL EMAIL ALERT: This message originated from outside the City of Hutchinson email system. Unless you recognize the sender and know the content, **DO NOT** click links or open attachments.

Hello John and Dan: