



## PLANNING ADVISORY COMMISSION MEETING

**Wednesday, October 25, 2023 @ 9:30 A.M.**

Environmental Services, Large Conference Room  
1065 5<sup>th</sup> Avenue, Hutchinson, MN 55350 (320) 484-4300

>Road Tour Departure @ 8:00 am<

### AGENDA

#### 1) CALL TO ORDER BY CHAIRMAN CHARLES HAUSLADEN

#### 2) MINUTES: Review / Approve – August 23, 2023

#### 3) HEARING

##### a) SKETCH PLAN 23-04, Barbara Halper, Winsted Township

Barbara Halper is requesting a 1-Lot Sketch Plan proposed in the NE ¼ SE ¼ of Section 23 in Winsted Township. This is an existing rural building site zoned "A" Agriculture and is proposed to be 2.97 acres in size in which the applicant would like to create one additional building site. There are three (3) non-farm dwellings in this quarter-quarter section, thus requiring this request.

| Notified               | Notified   | Comments Received:                               |
|------------------------|------------|--|
| Township & City Clerks | 9/28/2023  |  |
| Winsted Township       | 10/11/2023 | Notified by Applicant on October 11, 2023        |
| Env. Services          |            | See Staff Report @ Environmental Services Office |

#### 4) PUBLIC HEARINGS:

##### a) CONDITIONAL USE PERMIT 23-14, Kevin Andvik (K & M Real Properties LLC,) Bergen Township

Paul Andvik of K&M Real Properties LLC requesting to construct a pavilion for family use on agricultural property without a primary structure when the proposed construction is more than 660' from the applicant's existing site or farmstead and to be located within 29.20 Acres of Sec-9, Bergen Township.

| Notified               | Notified   | Comments Received:                               |
|------------------------|------------|--|
| Township & City Clerks | 9/28/2023  |  |
| MN DNR                 | 10/11/2023 | Memo sent to Alan Gleisner (Crow River)          |
| Bergen Township        | 10/1/2023  | Notified by Applicant on October 11, 2023        |
| Env. Services          |            | See Staff Report @ Environmental Services Office |

- *Today's items may be placed on the November 7, 2023, County Board Meeting Agenda.*

b) **CONDITIONAL USE PERMIT 23-15, Thomas Longhenry, Glencoe Township**

Thomas Longhenry is requesting to construct a machine shed to be greater than 2,400 square feet (80' x 240') to be used for both machinery storage, boats, campers, and ATVs. This request also includes its present usage to be changed from an agricultural accessory use to that of a non-agriculture primary use. This property is described as 76.70 AC of the W ½ of the SW ¼, Sec-26, Twp 115-028 (Glencoe.)

| Notified               | Notified  | Comments Received:                               |
|------------------------|-----------|--|
| Township & City Clerks | 9/28/2023 |  |
| Collins & R.G, Twp's   |           | Notified by Applicant                            |
| Env. Services          |           | See Staff Report @ Environmental Services Office |

5) **OTHER DISCUSSION:**

6) **RECESS:** Motion to recess to reconvene for meeting on November 29, 2023.

- *Today's items may be placed on the November 7, 2023, County Board Meeting Agenda*



## **McLEOD COUNTY PLANNING ADVISORY COMMITTEE**

Environmental Services Facility, Large Conference Room

1065 5<sup>th</sup> Avenue SE, Hutchinson, MN 55350

August 23, 2023, @ 9:30 a.m.

### **MINUTES**

#### **1) CALL TO ORDER:**

The regular meeting of the McLeod County Planning Advisory Commission was called to order 9:30 am by Chairman Charles Hausladen in the Environmental Services Large Conference Room, Hutchinson, Minnesota, following an 8:00 a.m. Road Tour.

**Board members present:** Charles Hausladen, Kenneth Bauer, Commissioner Daryl Luthens and Thomas Hueser, and David Hoernemann. **Staff present:** McLeod County Environmental Services Assistant Director, Sarah Young, and Secretary Sandra Posusta. **Absent:** McLeod County Environmental Services Director, Marc Telecky.

**Others present:** Stephanie Geislinger, Tim Mueller, Ray Howell, Allison Zitzloff and Jon Kutschara.

#### **2) APPROVAL OF MINUTES – July 26, 2023**

**Commissioner Daryl Luthens made a motion to approve the July 26, 2023, meeting minutes with a second by Kenneth Bauer. The motion carried unanimously.**

#### **3) PUBLIC HEARINGS**

##### **A. Conditional Use Permit 23-12, Matthew Fitzgerald, Sumter Township**

Environmental Services Director explained that Matthew Fitzgerald is requesting approval to construct an agricultural accessory building (66' X 188' X 16'H = 12,408 square feet) to be greater than 660.0 feet from the applicant's primary residence without a principal structure on the parcel. The intended use is for cold storage. The lot size is 160-acres in size located in the Northwest Quarter of Section 14 in Sumter Township in the "A" Agricultural District.

The Sumter Township Board recommended approval at their August 8, 2023, meeting.

Mr. Telecky shared a recommendation proposed by Staff that this structure be used for personal and agricultural storage only. Any change in use may require an official control per ordinance.

A statement provided by McLeod County Engineer, Andrew Engel was read aloud by Mr. Telecky stating if approved, the applicant will be required to apply for a new entrance permit. It is recommended to come off Nature Avenue.

Mr. Telecky introduced Mr. Joe Fitzgerald, Father, representing Matthew Fitzgerald.



Thomas Hueser questioned a home being built on the property in the future. Joe Fitzgerald confirmed that is the plan. The home would be located on the south side as that is where the eligibility is.

Commissioner Luthens asked if the building eligibility was confirmed. It has been confirmed.

David Hoernemann questioned if the applicants were already living there, would they be within the 660.0 feet and not be required to go through this process. That is true. They would not need to go through this process if they were living on site. Currently this conditional use is needed. If they want to split it the property into two, they could. This would allow the property with the shed to remain an LLC. The other parcel would be for the dwelling.

David Hoernemann asked if the shed will have its own well and septic. Joe Fitzgerald said no. There won't be running water. They previously rented storage space for their equipment, but the property was sold, so they need to find a different option. There will be a dirt floor. There won't be a shop. It is just for storage and will have a dirt floor.

Commissioner Daryl Luthens asked why they are not placing the building on the south side? Mr. Fitzgerald said for an effort to preserve farm ground.

Commissioner Luthens said the applicant needs to work with the Township for the access.

The width was discussed. The minimum is 125.0 feet south of right-of-way. There isn't anything in the Zoning Ordinance regarding the width.

Commissioner Luthens asked who pays for the culvert to be installed. Mr. Telecky said the Township will pay for it, but it will be charged back to the landowners.

Thomas Hueser reiterated the use is for agricultural only.

**With no public comment David Hoernemann made a motion to close the public hearing. Kenneth Bauer seconded the motion. The motion carried.**

**Thomas Hueser motioned to recommend approval of Conditional Use Permit 23-12 with the condition that this structure be used for personal and agricultural storage only. Any change in use may require an official control per ordinance. Kenneth Bauer seconded the motion as stated. The motion carried unanimously amongst the Board.**

*This item will be placed on the Sept 5, 2023, County Board Consent Agenda.*

**B. CONDITIONAL USE PERMIT 23-13, Lester Miner, Collins & Round Grove Townships**

Mr. Telecky welcomed, applicants, Lester & Judy Miner, Pastor, Peace Lutheran Church, Winthrop, Minnesota. Pastor Miner is requesting approval to operate a pet cemetery and memorial garden on adjacent parcels for the spreading of pet cremation remains on two properties that he owns. One 80-acre parcel in Section 36 of Collins Township. The second parcel is 80-acres in Section 1 of Round Grove Township. Both parcels are zoned "A"



Agriculture. The land is grass covered and is under permanent conservation easement. The applicable Zoning Ordinance includes Section 7, Section 16, and Section 17.

Transportation will come off Highway 212 or 65<sup>th</sup> Street.

Mr. Miner would like to allow patrons to utilize their acreage of conservation easement land for a pet memorial garden by spreading of ashes.

The public has concerns with future liability regarding visitation rights. Concerns are from Staff and the McLeod County Attorney's Office. Mr. Telecky spoke with County Attorney, Ryan Hansch, on August 22, 2023. After reading the business plan, the intent was to

If approved, Staff recommends the following conditions for consideration, if approved:

- 1) No burial of pet remains other than ashes spread on site.
- 2) Visiting hours shall be 8am-7pm daily, if allowed.
- 3) All access shall come from 65<sup>th</sup> Street only.
- 4) Off street parking only.

MnDOT, District 8, provided comment. Director Telecky read aloud the statement received. A change of use access permit will be required if access is coming off Highway 212. Cory Kack, MnDOT Transportation Specialist, Marshall, Minnesota, is the contact person to work with should access be coming off Highway 212.

Collins Township recommended approval of this request at their August 10, 2023, meeting. Round Grove Township recommended approval at their August 14, 2023, meeting. They signed the applications.

Chairman Hausladen asked if written statements of concerns were received from either Township. Mr. Telecky did not receive anything in written form from either Township.

Mr. Telecky told the Commission about his conversation with County Attorney, Ryan Hansch. The public liability piece is a concern. This really hasn't been done in the past. As Staff, researching fully, it is the intent for spreading of ashes. No burial. No plots being sold.

Director Telecky thanked Mr. Miner for the nice and organized business plan. The intent is to video tape the spreading of ashes and give patrons as a memorial through recording of visualization.

Mr. Telecky doesn't have significant concerns under current ownership noting that this is an uncharted area for the access concern because they cannot park on the road due to liability.

After speaking with our Soil & Water Conservation Office (SWCD) and Natural Resources Conservation Service – USDA (NRCS), a parking lot cannot be created on the 159.0 acres or within the easement.



Commissioner Daryl Luthens questioned what happens if the property is sold and would this be disclosed to the new buyers. It would be disclosed. If approved, the Conditional Use Permit is recorded against the property and the new owners would need to know. It is the buyer's responsibility to know what they are purchasing.

Chairman Hausladen asked if the property remains in the permanent easement if it is sold. Mr. Telecky confirmed it will remain in the permanent easement.

David Hoernemann commented on recommendation number one (1) stating "No burial of pet remains other than ashes spread on site" and asked Mr. Miner if he's also offering to bury remains with a planting a tree or just scatter. No burial of ashes. Only spreading of the ashes.

Mr. Hoernemann said that is different from what was proposed. A change may need to be made to recommendation number one.

Mr. Miner said he can offer the opportunity to bury the remains and have a tree planted with it as a conservation source said that would be viable, or simply scatter ashes. Mr. Miner also said he's been exploring the option to offer scattering of human ashes, too. He found out there is a State Statute that allows permission to spread human ashes on public land as long as it's not Native American burial ground. It's noted in the business plan.

David Hoernemann asked Mr. Miner if he plans to allow burial and planting with trees. Yes, confirmed Mr. Miner. The tree would be eight to twelve inches. Mr. Hoernemann noted that is different than what was proposed.

Mr. Telecky told Mr. Miner per the specifications when making the conditional use permit application, it was to be for pet ashes only, not human. "If so, we will need to republish because of the added human ashes," said Mr. Telecky.

Commissioner Daryl Luthens said patrons won't be allowed to park on the road or land and questioned methods that will be used to track where ashes are scattered. Mr. Miner said there won't be boxes, animal carcasses, or urns. It will be GPS located. Records will be kept. There won't be any offerings to access the land for visitations. Scattering of ashes will be done via Zoom video or a video to have access too. Pictures of the prairie would be emailed as a keepsake. A live cam will be offered and posted on the website. Many people don't have cemetery family burial sites any longer. People that live in the cities and apartments don't have a back yard to bury remains. This offers a chance to render pastoral care to customers and to be a good steward. This will be a source of income during retirement. No visitation upon the land will be allowed. There will not be ashes on top of ashes. He, along with his adult children, will be working with GPS only, and will keep accurate records. Each burial will be done with a GPS tracking device and logged into a computer for accuracy. His Son and Daughter-in-Law will assist and most likely take over when the time comes. If not, then the business will be shut down. The property is privately owned and is not open to the public.

Director Telecky offered an apology to Mr. Miner because he thought it was intended specifically for animals, not humans. We would ask to table so Zoning could republish the notice to include human remains. From a legal perspective it does add another element.



Mr. Miner plans to keep it a pets only memorial business and will not scatter human remains. Just pets. If people want to be there, he could allow it if he is with them. "This is not going to be the State Fair. It will not be a cemetery." This will be primarily through the internet. People from far away could parcel post the remains to a post office box.

Commissioner Luthens questioned what the plans are when the two parcels are full of pet and human remains. Mr. Miner said there is 160.0-acres and doesn't for see filling that because that would be a lot of people and he is already in his seventies. He will not put pile upon pile. He will use GPS technology.

Judy Helgamo, 19092 65<sup>th</sup> Street, Brownton, MN, a neighboring property owner, has concerns about road maintenance should there be a lot of traffic.

Ms. Helgamo told the Board about a new neighbor, Ms. Korson, that recently purchased property next to Lester & Judy Miner. She moved to enjoy the peace of country living.

The property will not be open to the public. It's private land.

David Hoernemann questioned the current location to access the property. There is a 2-acre building site on the southwest corner to access the land. David Hoernemann said patrons can park there, if needed. Mr. Miner agreed as did the Board.

Thomas Hueser asked when it was last farmed. Mr. Miner put the property into a combination of CREP and CRP programs in 2019, which is forever. There can be no extraction of minerals or aggregate. It cannot be farmed or graze. Trees can be planted, per Mr. Draeger from SWCD.

Commissioner Luthens wanted to know when Mr. Miner is paid for the CREP/CRP programs.

Marc Telecky explained that CRP is a one-time payment. It doesn't get re-enrolled.

Mr. Miner explained the payment process of CREP and CRP to Commissioner Luthens. This property is private. A brief discussion ensued.

David Hoernemann questioned the scattering of ashes. This is simply being scattered on top.

**Commissioner Luthens motioned to close the public hearing.**

Charles Hausladen asked if there were any more comments from the public.

Ms. Helgamo asked if the properties will have custodial care. Mr. Miner will be the custodian for weeds and drainage ditch. No fencing and no entrance will be constructed.

Mr. Telecky would like to fact check with the Board of Mortuary Science for what is legal and not legal for the protection of Staff and County regarding human remains on public verses private land.

Judy Helgamo mentioned she is the only one on 65<sup>th</sup> Street, a minimum maintenance road. If there is a lot of people and traffic, the road will need maintenance. It is narrow and not in good shape. Judy Helgamo said the road floods out often and comes onto her property.

Mr. Miner said the patrons will only park on his property. There will not be any parking on Highway 212. There will be no signs, no monuments, etc. Traffic is too busy.

Mr. Telecky told Mr. Miner if patrons are allowed on his property on the two acres, he would need to accompany them. If something with the conditions were to get out of hand, the Commission has the right to call the applicant back in for permit review.

Brief discussion of considered conditions took place amongst the Board.

**With no further public discussion, Thomas Hueser made a second motion to close the public hearing. Motion carried.**

**Commissioner Luthens motioned to table until questions regarding human remains are answered.**

**Kenneth Bauer seconded the motion.**

Director Telecky asked if Mr. Luthens is requesting to table because of the human ashes gray area. Mr. Luthens confirmed.

Mr. Telecky said if the application was amended to state pets only, we could move forward with this. Mr. Miner said he is very much in agreement with this.

David Hoernemann questioned the parking area and location. It is part of the south 80.0-acre parcel. It is two acres.

Commissioner Luthens questioned the cash flow. It was noted that is Mr. Miner's business only.

Commissioner Luthens asked Ms. Helgamo if she was okay with this. She does agree.

Mr. Miner would like to state that it is for pets only.

There was a brief discussion about parking and traffic.

Mr. Telecky explained if this item is tabled, we would ask the applicant to sign a 60-day waiver.

David Hoernemann stated he feels it could be approved today, with conditions, and agrees with pets only. No burial.

Mr. Telecky asked if this is tabled, would it come back before the Board at our September 27 meeting? Yes.



**David Hoernemann motioned to deny the motion to table.**

**A rollcall was requested:**

**Board Member Hoernemann – Nay  
Board Member Luthens – Aye  
Board Member Bauer – Nay  
Chairman Hausladen – Nay  
Thomas Hueser - Nay**

**David Hoernemann made a motion to approve the conditional use permit with the following conditions:**

- 1) No burial of pet remains other than ashes to be spread on-site.**
- 2) There shall be no physical urns, metal, wood, or other materials.**
- 3) Visiting hours shall be 8am-7pm daily. Patrons shall be accompanied by a member of the business.**
- 4) All access shall be from 65th Street.**
- 5) Off street parking only on adjacent two-acre parcel, out of the easement area on property owned by the business owner. No parking allowed on 65th Street or on U.S. Highway 212.**
- 6) This memorial garden is for ashes of pets only.**

Marc Telecky made note that 65<sup>th</sup> Street is a township road. They will maintain it.

Mr. Miner told Ms. Helgamo that he wants to work with her. He wants to be a good neighbor.

**With no further business to discuss, Thomas Hueser seconded the motion with the conditions. Motion carried.**

*This item will be placed on the Sept 5, 2023, County Board Regular Agenda.*

**C. REZONING APPLICATION 23-02, Jon & Mandi Kutschara, Acoma Township**

Director Telecky explained Kutschara's request to rezone a 2-Lot Final Plat to be known as "KUTSCHARA ACRES SECOND ADDITION" from "A" Agriculture to "R-1" Rural Residential located in the Northwest Quarter Northwest Quarter, Section 24, Acoma Township. Four non-farm dwellings (eligibilities) are in the quarter-quarter section, thus the need for this request. The County Board approved the Final Plat on August 1, 2023. Acoma Township approved this application in August 2023.

**With no public comment, David Hoernemann motioned to close the public hearing with a second by Thomas Hueser. The motion carried.**

**David Hoernemann motioned to approve Rezoning Application 23-02. Commissioner Luthens seconded the motion, which carried unanimously.**

*This item will be placed on the Sept 5, 2023, County Board Consent Agenda.*



**D. REZONING APPLICATION 23-03, Travis Stradtman, Acoma Township**

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Director Telecky introduced Mr. Stradtman, owner of MN Boardwalks LLC, requesting to rezone the south 9.29-acres from "A" Agriculture to "I-1" Light Industrial to establish a manufacturing facility in the West Half of the Northwest Quarter of Section 36 in Glencoe Township. With any change of zoning request there would be a change of access required. The Glencoe Township Board unanimously recommended approval at their August 10, 2023, regular meeting.

Included in the packet is a copy of the Purpose and Intent Provisions for the McLeod County Industrial District, which Mr. Telecky read aloud. The McLeod County Zoning Ordinance, Sections 11 and 24, are applicable for this request. The purpose of the Industrial District is to provide locations for compact, convenient, limited, highway-oriented industry closely related to existing urban areas in the County and at standards that will not impair the traffic-carrying capabilities of abutting roads and highways. It is intended to encourage industrial development that is compatible with surrounding districts or land uses.

This land is within two miles of a municipality.

The adjacent land use is County Road 2 on the west and County Road 10 on the north. There is tillable land on the south and east. There are no utilities.

There aren't any feedlots within a half mile of this property. If this application is approved the Board would need to come up conditions

Staff concerns pertain to screening to separate the business from the adjacent residential use. If this application is approved, the Board would need to come up with screening such as fencing, live screening etc.

David Hoernemann questioned the permitted uses in this area. Marc Telecky said a Rezoning cannot be conditioned. Screening is required per ordinance. "Does it make sense to establish this industrial property in this area. Would it be disruptive to what the neighboring properties are currently being used for." That's the action that the Board will need to determine.

David Hoernemann asked what the type of industrial use this application is for and questioned traffic. Mr. Stradtman said it is for building boardwalks. There is no traffic. There will be a van and a thirty-two feet gooseneck but not very often.

Connie Lobitz, 7899 80<sup>th</sup> Street, Glencoe, is the neighboring property owner. She lives in the country for a purpose. If you allow this, it will open the door for other permitted uses and operations. There will be noise. It needs to be kept clean.

Mr. Telecky said the intent, based discussions with Mr. Stradtman, has no plans to live there. It's a manufacturing facility with no house, so there is the need to change the zoning district. There are properties that work as home occupations through a conditional use permit, but you



need to live there. If this application is approved, then it will be allowed for all the types of uses per the Zoning Ordinance.

Commissioner Luthens was curious who owns the wooded area and could a house be built there. Mr. Telecky said that to build dwelling in that area would need to meet criteria of hard to farm and it would require to go through the platting process.

Mr. Telecky reminded the Board that we are here for the rezoning of the property only, not the use, and need to remain on track.

Mr. Hueser said his concern is that the Lobitz property could lose value. Where Mr. Stradtman currently has his business, noise and trucks are not a problem.

Connie Lobitz said devaluing her property concerns her. Screening with trees would be nice.

Mr. Telecky discussed screening options and ordinance performance standards.

David Hoernemann discussed trees verses fencing. Kenneth Bauer said trees would be more attractive to look at.

Commissioner Luthens asked if a second business could go in there. The property would need to be split.

Thomas Hueser asked if Bergmann's is zoned commercial. Part of it is. Mr. Telecky would need to review.

Connie Lobitz questioned what this would do to property taxes. Mr. Telecky said the Assessor's Office would need to answer that question.

Mr. Telecky said he lives by high Industrial Use and his taxes have not been impacted.

Marc Telecky addressed the Chairman and the Board. He asked, "Does the industrial fit the area? Today, tomorrow, ten years from now." Can concerns be mitigated or not.

Kenneth Bauer said it can be mitigated with proper screening but not eliminated.

David Hoernemann questioned the quasit asking if it is part of the business and would there be access to it if he builds. Mr. Stradtman said he will have access. It is not a part of the business.

Chairman Hausladen asked if there were any other public comments. There were none.

**David Hoernemann made a motion to close the public hearing. Thomas Hueser seconded the motion. The motion carried.**

Marc Telecky asked Mr. Stradtman if he would be willing to split the parcel into two because it is good practice to split. It is not good practice to have two different zonings on one property. The wooded area would be split. A deed filed separating the two pieces if approved. Mr. Stradtman has no concerns about this.

A brief discussion about the practice of multiple zonings on one property ensued.

Commissioner Luthens asked if the Board could regulate the setback to the wooded lot. Mr. Telecky said there would need to be an easement.

Screening was discussed prior to the recording of the rezoning, if approved.

Thomas Hueser said that manufacturing does fit the area. There are no concerns now. If the property is sold, then the use changes and the County has no control. Mr. Telecky said the use needs to be similar manner. One cannot get a Conditional Use Permit unless he has a house.

Commissioner Luthens said a KWIK Trip could be built in this area.

**Thomas Hueser made a motion to deny due to affecting the nearby residential area and industrial use does not fit. Commissioner Daryl Luthens seconded the motion.**

**A roll call was taken:**

**David Hoernemann – Nay**

**Daryl Luthens – Aye**

**Kenneth Bauer – Nay**

**Charles Hausladen – Aye**

**The rezoning request was denied by a 3-2 vote.**

*This item will be on the September 5, 2023, County Board Regular Agenda.*

**4) OTHER DISCUSSION:**

- a. The September 27, 2023, meeting may be canceled due to no applications.*

**5) MOTION TO RECESS:**

**David Hoernemann made a motion to recess until September 27, 2023, unless no applications are received. Thomas Hueser seconded the motion. The motion carried.**

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*Charles Hausladen, Chairman*

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*Sandra Posusta, Administrative Assistant*



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## McLeod County Planning Commission

**To:** McLeod County Planning Commission

**Prepared By:** Marc Telecky

**Application:** Sketch Plan 23-04

**Date:** October 9, 2023 – **Meeting Date:** October 25, 2023

### GENERAL INFORMATION

**Brief Description:** Barbara Halper is requesting approval for a 1-lot sketch plan located in the NE ¼ SE ¼ of Section 23 Winsted Township. This ¼ ¼ section currently has 3 non-farm dwellings thus requiring this request.

**Applicant/Owner:** Barbara Halper  
21559 CR 9  
Winsted, MN 55395  
**P.I.D# 14.023.1000**

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

**Lot Size:** Lot 1 = ~258' x ~502' = ~2.97 acres

**Existing Zoning:** "A" Agriculture

**Location:** NW ¼ NW ¼ Section 23 Winsted Twp.

**Existing Land Use:** tillable

**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:** Xcel Energy

**Public Services:** SSTS, individual well

**Transportation:** 212<sup>th</sup> St.

**Physical Characteristics:** This is a proposed ~2.97-acre lot that slopes northeast to southwest across the lot with ~20' of fall over 502' of lot depth. The applicant would like to create one additional building site in this small tillable area.

**Analysis:** This is an existing rural building site with a small portion of tillable acreage that abuts the township road to the south. This tillable area is separated from the house and barn by Crane Creek (DNR protected water). The McLeod County soil survey indicates that the soils present should be able to sustain a site and alternate site for a standard septic system drain field.

**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 on the proposed lot without limiting features.





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## McLeod County Planning Commission

**To:** McLeod County Planning Commission

**Prepared By:** Marc Telecky

**Application:** CUP 23-14

**Date:** October 9, 2023 – **Meeting Date:** October 25, 2023

### GENERAL INFORMATION

**Brief Description:** The applicant is requesting to construct an accessory structure (picnic shelter) on a parcel > 660' from the applicant's primary residence.

**Owner/Applicant:** Kevin Andvik  
6606 MULBERRY CIR E  
CHANHASSEN MN 55317  
**P.I.D# 02.009.0225**

**Requested Action:** Consider approval to allow an accessory building on a parcel without a primary structure > 660' from applicant's primary residence.

**Lot Size:** 29.2 acres

**Existing Zoning:** Agriculture

**Location:** 29.2 AC PART OF W 1/2 SE 1/4 & PART OF SW 1/4  
NE 1/4 S OF CROW RIVER EX BEG AT SW COR  
SE 1/4; SE 400.00', N 1001.74', SE 444.00', N 737.08',  
W 405

**Existing Land Use:** Pasture/grass

**Adjacent Land Use  
And Zoning:** Rural Residential building site, tillable, Crow River

**Zoning History:** NA

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

### SPECIAL INFORMATION

**Public Utilities:** McLeod Coop Power

**Public Services:** NA

**Transportation:** 170<sup>th</sup> St.

**Physical Characteristics:** Rural Residential lot, tillable

**Analysis:** The applicant would like to construct a picnic shelter for personal use without a primary residence.

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

- 1) This structure shall be used for personal use only. Any change in use may require an official control per ordinance.



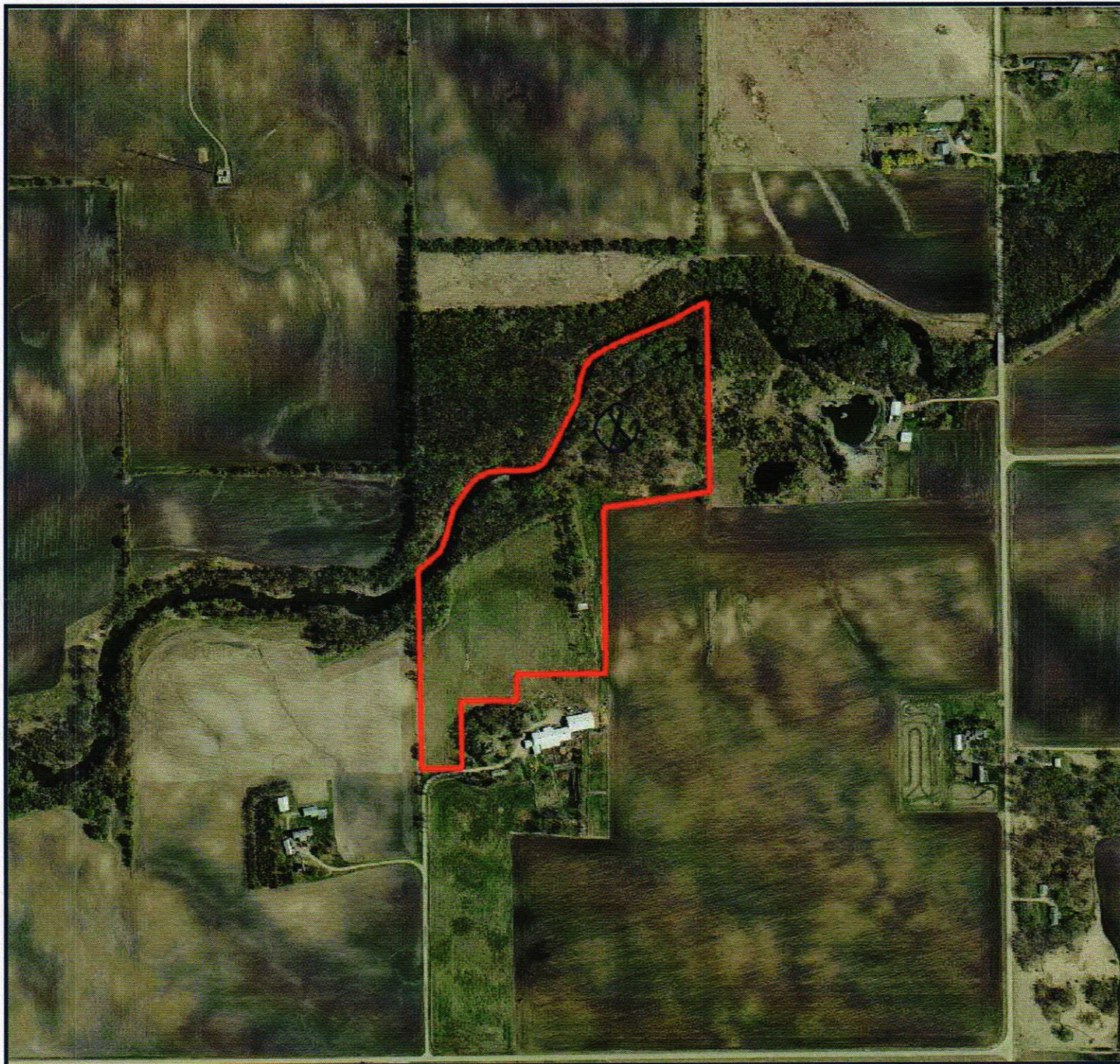
Cc: Kevin Andvik– applicant



# Planned Shelter







Parcel ID: 020090225

Acres: 29.2

Taxpayer Name: K & M REAL PROPERTIES LLC

Taxpayer Address: 6606 MULBERRY CIR E, CHANHASSEN MN 55317

Property Address: ,

Owner Name: K & M REAL PROPERTIES LLC

Owner Address: 6606 MULBERRY CIR E, CHANHASSEN MN 55317

Land Value: 86100

Building Value: 0

Total Value: 86100

Year Built:

Bedrooms:

Bathrooms:

Total Square Feet:

Stories:

Legal Description: SECT-09 TWP-116 RANGE-027 29.2 AC PART OF W 1/2 SE 1/4 & PART OF SW 1/4 NE

Disclaimer: McLeod County does not warrant or guarantee the accuracy of the data. The data is meant for reference purposes only and should not be used for official decisions. If you have questions regarding the data presented in this map, please contact the McLeod County GIS Department.



Printed 09/20/2023



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## McLeod County Planning Commission

**To:** McLeod County Planning Commission

**Prepared By:** Marc Telecky

**Application:** CUP 23-15

**Date:** October 9, 2023 – **Meeting Date:** October 25, 2023

### GENERAL INFORMATION

**Brief Description:** The applicant is requesting a conditional use permit to operate commercial storage in an accessory building > than 2,400 square feet (80' x 240').

**Owner/Applicant:** **TOM & CINDY LONGHENRY LIV TR**  
8086 Hamlet Ave.  
Glencoe, MN 55350  
**P.I.D# 04.026.0250**

**Requested Action:** Consider approval to allow commercial storage in an accessory building > 2,400 square feet as a home occupation.

**Lot Size:** 76.70 Acres

**Existing Zoning:** Agriculture

**Location:** **76.70 AC W 1/2 SW 1/4 EX N 330' OF S 816' OF W 435.60' Section 26 Glencoe Twp.**

**Existing Land Use:** tillable with agricultural structures

**Adjacent Land Use And Zoning:** tillable acres, rural building site, township roads

**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:** Hamlet Ave.

**Physical Characteristics: Rural Residential lot**

**Analysis:**

The applicant would like to construct a storage building >2,400 sf (80' x 240') to be used for off premise storage of personal watercraft, campers, vehicles, recreational vehicles and similar type items along with their personal agriculture equipment.

**Recommendations:**

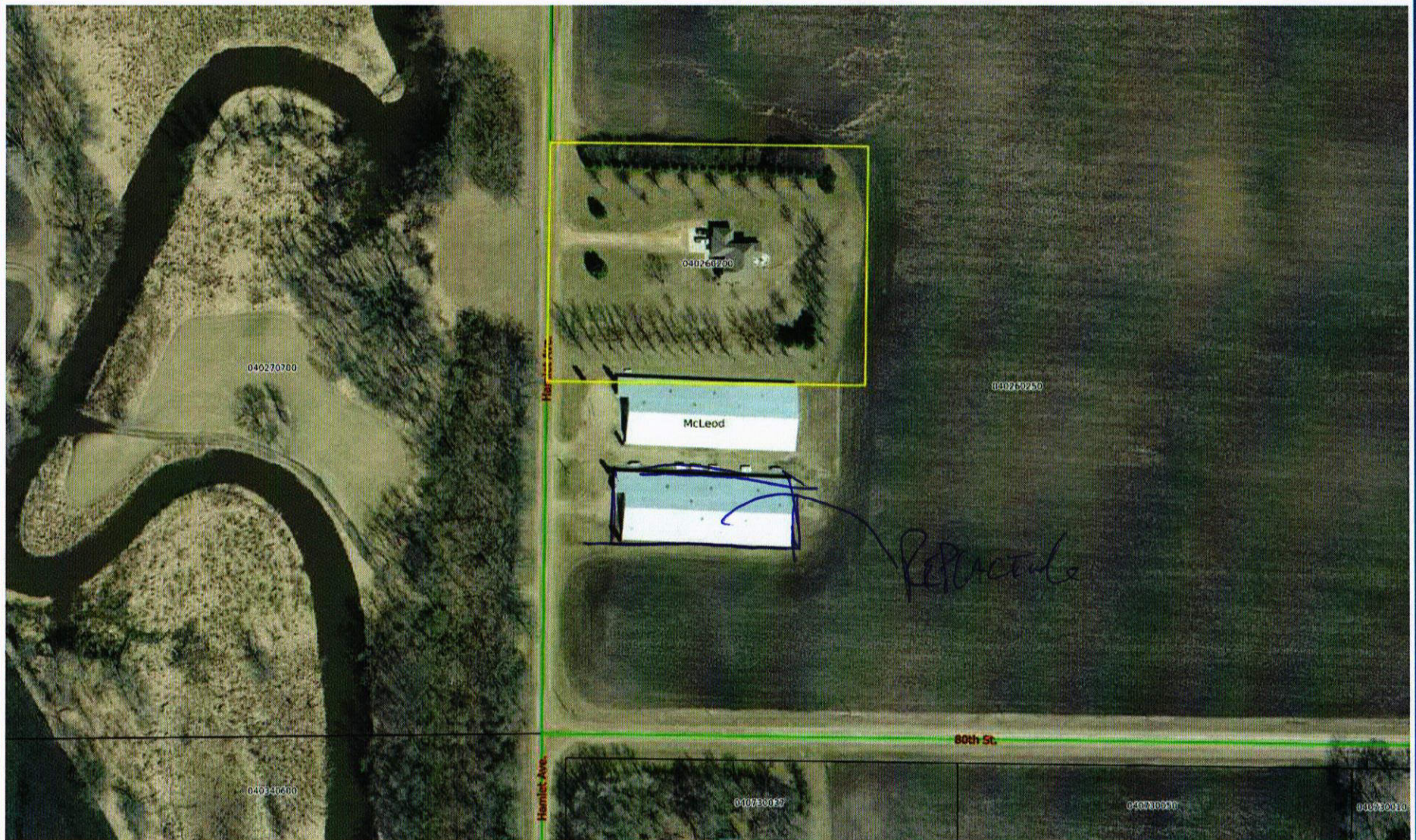
Staff does not have concerns with this request.



Cc: Tom & Cindy Longhenry– applicant



# 04.026.0200



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The data is meant for reference purposes only and should not be used for official decisions.  
If you have questions regarding the data presented in this map, please contact the McLeod County GIS Department.

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