



PLANNING ADVISORY COMMISSION MEETING Wednesday, August 23, 2023 @ 9:30 A.M.

Environmental Services, Large Conference Room
1065 5th Avenue, Hutchinson, MN 55350 (320) 484-4300
->Road Tour Departure @ 8:00 am<-

AGENDA

A. CALL TO ORDER BY CHAIRMAN CHARLES HAUSLADEN

B. MINUTES - Review / Approve – July 26, 2023

C. PUBLIC HEARINGS

1. CONDITIONAL USE PERMIT 23-12, Matthew Fitzgerald, Sumter Township

Matthew Fitzgerald, owner of Fitzgerald Organics, requests approval to construct an accessory structure for agricultural storage to be greater than 660' from a primary residence located within the NW ¼, Section 14, Sumter Township.

Notified	Notified	Comments Received:
County Engineer	8/11/2023	8/17: Applicant apply for new entrance permit. Entrance is recommended to come off Nature Avenue. -Andrew Engel.
Township & City Clerks	8/4/2023	
Sumter Township	8/10/2023	Notified by Applicant
Highway Engineer	8/11/2023	110 th St (CR 3)
Env. Services		See Staff Report @ Environmental Services Office

2. CONDITIONAL USE PERMIT 23-13, Lester & Judy Miner, Collins, and Round Grove Townships

Lester (Pastor Bob) & Judy Miner request approval of a Pet Cemetery to be known as "FOREVER PRAIRIE MEMORIAL MEADOWS" to disburse of ashes for family pets, located within part of Section 36, Township 115-030 (Collins) and part of Section 1, Township 114-030 (Round Grove.)

Notified	Notified	Comments Received:
Township & City Clerks	8/4/23	
Collins & R.G, Twp's	8/10/23	Notified by Applicant
Env. Services		See Staff Report @ Environmental Services Office

3. REZONING APPLICATION – Jon & Mandi Kutschara, Acoma Township

Jon & Mandi Kutschara request approval to rezone their property, recently platted into two (2) lots, from "A" Agriculture to "R-1" Rural Residential in Section 24 of Acoma Township.

Notified	Notified	Comments Received:
Township & City Clerks	8/4/2023	
Acoma Township	8/10/2023	Notified by Applicant
Env. Services		See Staff Report @ Environmental Services Office

- Today's items may be placed on the SEPTEMBER 5, 2023, County Board Meeting Agenda

4. **REZONING APPLICATION – Travis Stradtmann of MN Boardwalks LLC, Glencoe Township**
Travis Stradtmann of MN Boardwalks, LLC requests approval to rezone 15.82 acres from “A” Agriculture to “I-1” Industrial in Section 36 of Glencoe Township.

Notified	Notified	Comments Received:
Township & City Clerks	8/4/2023	
Township	8/10/2023	Notified by Applicant
Env. Services		See Staff Report @ Environmental Services Office

D. OTHER DISCUSSION:

E. RECESS: Motion to recess to reconvene for meeting on September 27, 2023.

- Today’s items may be placed on the **SEPTEMBER 5, 2023**, County Board Meeting Agenda

McLEOD COUNTY PLANNING ADVISORY COMMITTEE
Environmental Services Facility, Large Conference Room
1065 5th Avenue SE, Hutchinson, MN 55350
July 26, 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 8:00am 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 – June 28, 2023

Commissioner Daryl Luthens made a motion to approve the meeting minutes from June 28, 2023, seconded by Kenneth Bauer. The motion carried.

3) HEARINGS

A. Final Plat 23-05, Jason & Stephanie Geislinger, Hale Township

Assistant Director, Sarah Young, communicated that she is representing Director, Marc Telecky, who is out of the office today.

Jason and Stephanie Geislinger request approval of a 1-lot final plat to create a buildable lot. This property is 1.78 acres in size and is zoned “A” Agricultural District and located in Section 27 of Hale Township. It will have its own septic system and well. Soils boring taken on November 2, 2022, support a site and an alternate site for a septic system. Per the National Wetlands Inventory (NWI) map, there is no indication of wetlands. Zoning Staff does not have any concerns with this request. The County Attorney and County Recorder reviewed the Title Opinion and Survey.

The Hale Township Board recommended approval at their August 10, 2023, meeting.

With there being no public available to make comment, and no further discussion by the Board, David Hoernemann made a motion to approve Final Plat 23-05. as applied for. Kenneth Bauer seconded the motion. Motion carried.

This item will be placed on the August 1, 2023, County Board Consent Agenda.

B. FINAL PLAT 23-06, Jon & Mandi Knutson, Acoma Township

Jon & Mandi Kutschara are requesting approval for a 2-lot Final Plat to be known as "Kutschara Acres Second Addition" located in the NW ¼ NW ¼ of Section 24 Acoma Township.

This is a 4.71-acre platted lot. The applicants would like to split the existing platted lot into 2 buildable lots. This quarter-quarter section currently has four (4) non-farm dwellings (eligibilities) thus requiring this request. The existing platted lot known as "Kutschara Acres" was approved in December 2021.

Soils borings submitted by A&T Septic indicate a standard system and alternate system can be installed on each proposed lot. The National Wetland Inventory (NWI) map does indicate the presence of a small wetland on Lot 1. Preliminary Plat for the 2-lot replat was approved by the Board of Commissioners on June 20, 2023.

Staff does not have concerns with this request. Preliminary review of the site indicates there is adequate area for a building site on each lot without limiting features. If approved, this subdivision will require a rezoning to Rural Residential prior to recording.

Assistant Director Young told the Commission that the Attorney Opinion of Title was received from Kraft Walser Law Office, Hutchinson, Minnesota. It was reviewed by the County Attorney and County Recorder as well as review of the final plat survey. The only issue is there is an open mortgage that would need to be paid off or receive a Consent to Plat from the financier or bank.

David Hoernemann noted that open mortgage would not affect the recommendations of today.

Chairman Hausladen said it's possibly to have a clean title prior to selling.

Commissioner Luthens asked for an explanation why the mortgage would need to be paid off. It will ensure that the bank is aware of the property legal description. The County Recorder would have that information. Secretary, Sandra Posusta, noted that it is a requirement per State Statute and possibly in our Zoning Ordinance. The County Recorder will know more information. Assistant Director Young will contact the County Recorder and will pass along the information via e-mail to the Planning Commission Board.

The Acoma Township Board recommended approval at their July 13, 2023, meeting.

Per Staff, if approved, this subdivision will require a rezoning to Rural Residential prior to recording of the plat.

With no further discussion amongst the Board, Tom Hueser made a motion to recommend approval as requested. Commissioner Daryl Luthens seconded the motion. The motion carried.

Per Sarah Young, this item will be on the August 1, 2023, County Board Consent Agenda.

4) PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT 23-10, Cory & Allison Zitzloff, Winsted Township

Assistant Director, Sarah Young read the staff report prepared by Director, Marc Telecky stating the applicants are requesting a conditional use permit to operate commercial storage in an accessory building greater than 2,400 square feet (60' x 120'). This 15.03-acre rural residential building site is zoned "A" Agriculture and located in the North Half of the Southeast Quarter of Section 19 in Winsted Township. The applicants would like to construct a storage building to be used for off premise storage of personal watercraft, campers, vehicles, recreational vehicles, and similar type items. Staff recommends the delivery and pick-up hours shall be between the hours of 8am to 6pm daily and by appointment.

The Winsted Township Board recommended approval of this request on July 13, 2023.

Chairman Hausladen asked for public comment. There was none.

Chairman Hausladen asked Mrs. Zitzloff if she is okay with the recommendation for delivery and pick-up times. Mrs. Zitzloff if fine with the condition.

David Hoernemann questioned if trees will need to be cleared to create a path and if so, will it affect the flow of water on the neighbor's field. Ashely Zitzloff said they are not planning on removing any trees all the way to the corn field. Her husband, Cory Zitzloff, spoke with the neighbor and he received a property owner notification too. There were no issues with the neighbor.

Commissioner Luthens asked a question that came up while on road tour visiting the site concerning cash flow and making this venture work. Mrs. Zitzloff said politely that is none of the County's business.

With no further discussion, Kenneth Bauer motioned to close the public hearing. David Hoernemann seconded the motion to close. Motion carried.

David Hoernemann motioned to recommend approval of Conditional Use Permit 23-10 with the condition proposed by Zoning Staff. Commissioner Luthens seconded the motion. The motion carried unanimously with the following condition:

- **Delivery and pick up times shall be between the hours of 8:00 am to 6:00 pm daily and by appointment.**

Per Sarah Young, this item will be on the August 1, 2023, County Board Consent Agenda.

B. CONDITIONAL USE PERMIT 23-12, Wm. Mueller & Sons Inc. / Joel Griebie

Tim Mueller and Ray Howell (WM Mueller & Sons) are requesting a conditional use permit for gravel mining, crushing, and stockpiling of material for a five (5) year period on property owned by Joel Griebie. This pit was originally permitted for in 2018. It was not used.

The request is for a five (5) acre area located in Section 24 of Collins Township. The existing zoning is "A" Agriculture. The pit will be reclaimed to a 4:1 side slope for non-farming purposes.

The hours of operation per the standard are 6:30am to 7:00pm, Monday through Friday. Saturday hours will be on an as need basis from 7:00am to Noon with 24-hour notice to the McLeod County Environmental Services Office.

The primary haul route is County Road 54 to County Road 26 to State Highway 15. The secondary haul route is County Road 54 to State Highway 212. Measures to minimize dust and noise per the performance standards in Section 16 of the McLeod County Zoning Ordinance will be provided by the applicant.

The Collins Township Board recommended approval at their July 13, 2023, meeting.

Staff offers the following recommendations, if approved:

1. The applicant shall submit a bond or letter of credit to McLeod County Environmental Services by September 1, 2023, in the amount of \$5,000.
2. The Hours of Operation are Monday-Friday 6:30am-7:00pm. Saturdays shall be permitted as needed with a 24-hour notice to McLeod County Environmental Services from 7:00am - 12:00pm. Crushing shall not occur prior to 8:00am during hours of operation.
3. Crushing, screening, and stockpiling are allowed to occur in the pit area.
4. Applicant shall meet all state NPDES requirements and apply for a DNR dewatering permit if needed.
5. Applicant shall follow all mining standards contained in Section 16 of the McLeod County Zoning Ordinance if not further restricted by this permit.
6. Applicant shall restore pit area to a 4:1 back slope for non-farming.
7. 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.

Chairman Hausladen asked the applicants if they're satisfied with hours of operation. Mr. Howell said the earlier the better. Crushing will need to start prior to 8:00 am. Mr. Howell referred to the permit issued in 2018 and asked the Board to review the conditions regarding the hours of operation which were 5:30am to 8:30pm, Monday through Friday and Saturdays until 12 pm while acting on the good neighbor policy.

David Hoernemann said that the recommended hours of operation noted on the Staff Report are standard hours.

Chairman Hausladen asked Secretary Posusta to explain the hours of operation. Posusta noted that each gravel pit is unique. Conditions are apt to change. If there are homes near the mining area, then the hours of operation may be slightly different for noise control when property

owners are home, such as evening and Saturday's. As far as crushing, if there are no nearby properties, then able to crush earlier in the morning. David Hoernemann agreed.

Commissioner Luthens questioned the need for the MPCA permit. Secretary Posusta commented that those permits required by the State are standard.

Chairman Hausladen asked the applicants they agree to the 6:30 am start time. Both Tim Mueller and Ray Howell agree to the 6:30 am start time.

There was a discussion regarding property taxes for the increased use. The Board asked Secretary Posusta for clarity.

It is the property owner that receives the new assessment. Our Zoning office notifies the Assessor's Office each time a mining permit is approved. The Assessor will then reassess the property tax value based on the increased use. The best practice is to permit only for the area to be worked in for that five-year term. If you have an eighty (80) parcel but will only be working in five (5) acres, it is best to be permitted for the five (5) acres or the entire property will be assessed to the new value, which is quite expensive. The Ordinance also states a performance bond or letter of credit from the landowner is required for both reclamation and road repair. The requirement is \$1,000 per acre.

With no public comment, David Hoernemann motioned to close the public hearing. Thomas Hueser seconded the motion, which carried unanimously.

Discussion ensued amongst the Board about hours of operation and conditions. There are no nearby neighbors that will be affected by noise.

David Hoernemann made a motion to approved of Conditional Use Permit 23-11 with conditions. Thomas Hueser 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 September 1, 2023, in the amount of \$5,000.**
- 2) The Hours of Operation are Monday-Friday 6:30am to 7:00pm. Saturdays shall be permitted as needed from 7:00am to 12:00pm with a 24-hour notice to McLeod County Environmental Services.**
- 3) Crushing, screening, and stockpiling are allowed to occur in the pit area.**
- 4) Applicant shall meet all state NPDES requirements and apply for a DNR dewatering permit if needed.**
- 5) Applicant shall follow all mining standards contained in Section 16 of the McLeod County Zoning Ordinance if not further restricted by this permit.**
- 6) Applicant shall restore pit area to a 4:1 back slope for non-farming.**
- 7) 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.**

Per Sarah Young, this item will be on the August 1, 2023, County Board Consent Agenda.

5) OTHER DISCUSSION:

Assistant Director Sarah Young informed the Board of the applications for the August 23, 2023, Planning Commission meeting. There will be a road tour.

6) MOTION TO RECESS:

David Hoernemann made a motion to recess until August 23, 2023. Kenneth Bauer seconded the motion. The motion carried.

Charles Hausladen, Chairman

Sandra Posusta, Administrative Assistant

[Type text]

McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: Marc Telecky

Application: CUP 23-12

Date: August 14, 2023 – **Meeting Date:** August 23, 2023

GENERAL INFORMATION

Brief Description: The applicant is requesting to construct an agriculture accessory building > 660' from their primary residence.

Owner/Applicant: **Matthew Fitzgerald**
316 1st Ave. NW
Hutchinson, MN 55350
P.I.D# 13.014.0400

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

Lot Size: 160 acres

Existing Zoning: Agriculture

Location: NW ¼ Section 14 Sumter Township

Existing Land Use: Agriculture

**Adjacent Land Use
And Zoning:** **Agriculture**

Zoning History: NA

Applicable Ordinance McLeod County Zoning Ordinance Section 7, Subdivision 3, Subpart 26, Section 16, 17

SPECIAL INFORMATION

Public Utilities: McLeod Coop Power

Public Services: Individual SSTS & Well

Transportation: 110th St. (CR 3)

Physical Characteristics: **tillable**

Analysis:

The applicant would like to construct a (66' x 188' x 16'H) 12,408 square foot accessory building for agricultural use/storage.

Recommendations:

If approved, staff recommends the following conditions for consideration:

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



Sandy Posusta

From: Andrew Engel
Sent: Thursday, August 17, 2023 1:12 PM
To: Sandy Posusta
Subject: RE: Conditional Use Permit 23-12 – Request Review

Sandy,

The applicant would need to apply for a new entrance permit. The entrance is recommended to come off of Nature Ave. I have no further comments.

Thank you,

Andrew Engel, PE
Public Works Director/County Engineer
McLeod County Public Works
1400 Adams Street SE
Hutchinson, MN 55350
Office: 320.484.4362
www.mcleodcountymn.gov

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From: Sandy Posusta <Sandra.Posusta@mcleodcountymn.gov>
Sent: Friday, August 11, 2023 4:11 PM
To: Andrew Engel <Andrew.Engel@mcleodcountymn.gov>
Subject: Conditional Use Permit 23-12 – Request Review

Hello Andrew:

Our office would like to ask you to review and provide comment for a conditional use permit request by Matthew Fitzgerald, owner of Fitzgerald Organics, to construct an accessory structure (188' X 66' X 16'H) for agricultural, storage to be greater than 660' from a primary residence, located within the NW ¼, Section 14, Township 115-029 (Sumter.) (Parcel #: 13.014.0400)

This application will be heard at our August 23, 2023, Planning Advisory Commission meeting and forwarded to the County Board of Commissioners on September 5, 2023.

Thank you.

MT:slp

[Type text]

McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: Marc Telecky

Application: CUP 23-13

Date: August 14, 2023 – **Meeting Date:** August 23, 2023

GENERAL INFORMATION

Brief Description: The applicant is requesting a conditional use permit to operate a memorial garden for pet cremation remains on 79+ acres in Collins Township and on an 80-acre adjacent parcel in Round Grove Township.

Owner/Applicant: **Lester & Judy Miner**
13653 40th St.
Glencoe, MN 55336
P.I.D# 03.036.0500, 12.001.0300

Requested Action: Consider approval to allow a pet cemetery/memorial garden on adjacent parcels in Collins and Round Grove Twp.

Lot Size: 159.23 acres

Existing Zoning: Agriculture

Location: **W ½ NE ¼ Section 1 Round Grove Twp**
W ½ SE ¼ Section 36 Collins Twp.

Existing Land Use: Conservation easement

Adjacent Land Use And Zoning: **tillable acres, 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: 65th St.

Physical Characteristics: grass covered/conservation easement

Analysis: The applicant would like to allow patrons to utilize their 159+ acres of conservation easement land for a pet memorial garden. The public has concerns with future liability regarding visitation rights. The McLeod County Attorney will comment on this prior to the public hearing.

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

- 1) No burial of pet remains other than ashes.
- 2) Visiting hours shall be 8am-7pm daily.
- 3) All access shall be from 65th Street.
- 4) Off street parking only.



Lester Robert Miner
13653 40th Street
Glencoe, MN 55336

July 14, 2023

Dear various County & Township Board Officials:

I am applying for a conditional-use permit to begin a limited part-time business venture using property that my wife Judy & I own in Collins and Round Grove townships. The parcel ID numbers are: R03.036.0500 (Collins 79.23 acres) and R12.001.0300 (Round Grove 80.00 acres). These two permanent conservation easement properties are adjacent to each other running one mile north to south & one quarter mile in width.

I have served church congregations as a pastor for 42 years. I also have an interest in land stewardship & conservation projects. I propose to merge these two adult life-long efforts into a service for people who need a place to scatter the ashes of their pets or loved ones after cremation. In my research I have learned that state statutes permit the scattering or interment of cremains both on public and provide property. I also have permission to do so from the McLeod county BWSR office personnel. (Mr. Kolton Draeger & Mr. Ryan Freitag).

I understand from Mr. Mark Tellecky that this permit approval would give transparency to my early efforts of providing this service to grieving families/individuals. A beginning business plan is as follows:

1. I will form an L.L.C. using a domain name that I own called, **Forever-Prairie-Memorial-Meadows**. My business address will be the same as my home address as printed above. I will have a separate bank account for accounting & tax purposes. I will have a business cell phone number. I will have liability insurance. I will have a website for advertising, fee payment, communication, etc.
2. Many people are apartment dwellers, renters, or make their home in urban areas without access to property for the resting place of cremains. Others, no longer have a connection to a previous family "home town" generational cemetery. I would like to offer my pastoral care services to provide a "grave side" memorial service for people who choose cremation and need a permanent dedicated final resting place for their pets or loved ones.
3. I will not sell plots. I will simply provide my services recorded on a video tape and either live-stream to my clients or email the video tape for their procession. I will make use of GPS so that they have an electronic permanent

record of the location for each final resting place in the center portion of this 160 acre prairie where the views are very peaceful and beautiful. There will be no urns, caskets, or grave markers. Everything will be conducted in such a way as to cause no disruptive impact on the conservation practice plan for my prairie restoration land.

4. I will not promote the presence of people to participate in any of my memorial scattering of cremains. This will cause little if any burden for local township roads or commotion for neighboring households, of which there are three building sites within one quarter of a mile.) In the case of an extremely emotional death episode for a family, I will limit the presence of people to ten or fewer, if that would provide a healing benefit for grieving family members. Again, I seek a minimal human footprint for the use of this conservation land.

5. I will also offer the option of planting a tree in memory of a beloved pet or person. This will afford me the privilege of adding to the diversity of this prairie ecosystem.

In sum, I wish to earn some money to help pay for my annual expenses associated with land ownership. I want to help families grieving the death of cherished pets or loved ones. I want to be "on the land" fine-tuning my conservation practices. I would provide an emotional health benefit, rendering pastoral care in times of grief to people in need. I would help people recognize the need and importance of prairie stewardship. I would have an enjoyable part-time job in my years after my eventual retirement from parish ministry.

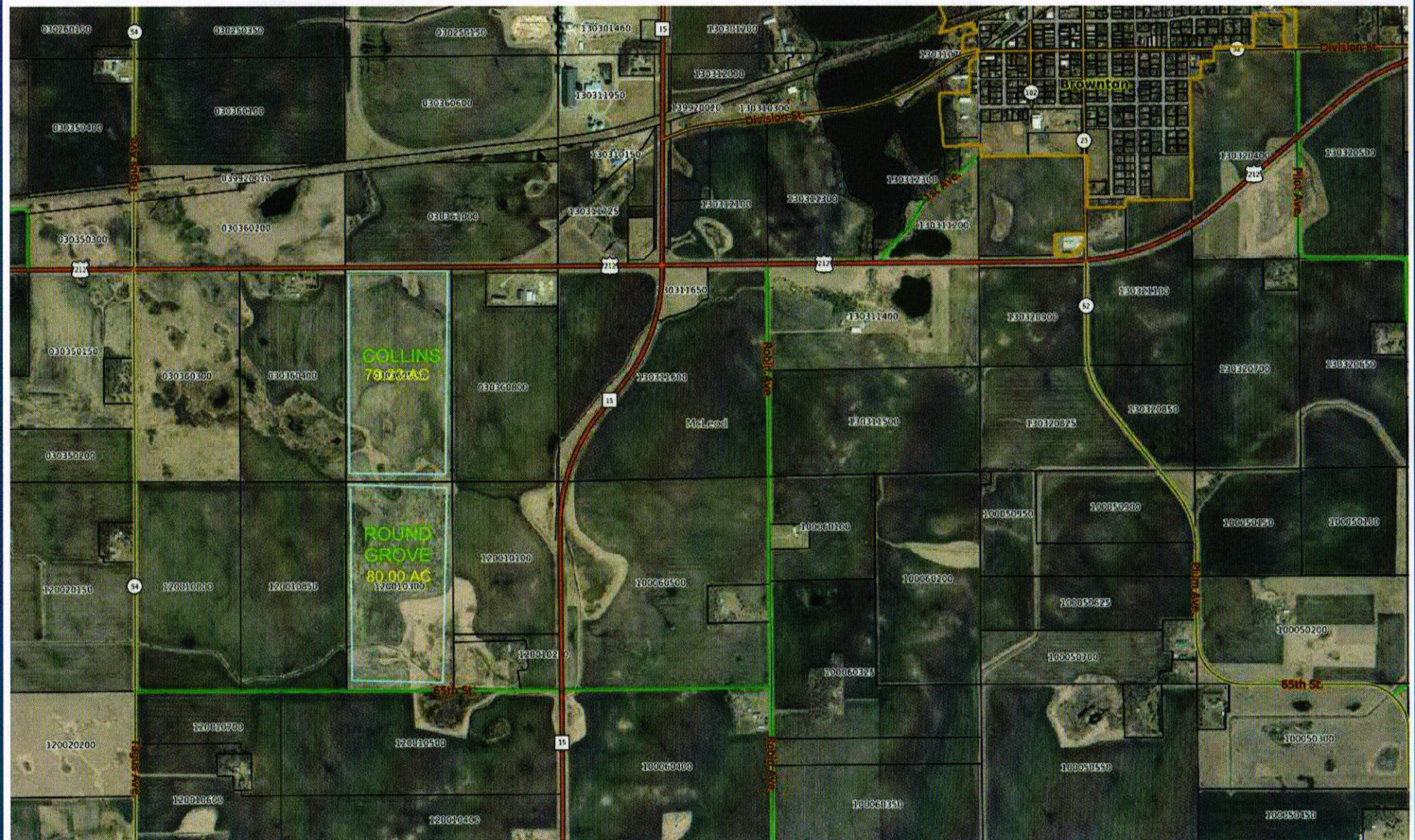
Please contact me if you desire more information in order to grant me approval to begin this venture. My cell number is: 320-296-1800. My email is: pbobplc@gmail.com I am also willing to attend any board meetings if that would be helpful. Thank you for your consideration on this matter.

Sincerely,



(Pastor) Bob Miner

CUP23-13



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.

This information is to be used for reference purposes only.

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McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: Marc Telecky

Application: Rezoning 23-02

Date: August 14, 2023 – **Meeting Date:** August 23, 2023

GENERAL INFORMATION

Brief Description: Jon & Mandi Kutschara are requesting rezoning approval for a 2-lot Final Plat to be known as Kutschara Acres Second Addition located in the NW ¼ NW ¼ of Section 24 Acoma Township. This ¼ ¼ section currently has 4 non-farm dwellings (eligibilities) thus requiring this request. These two parcels would be rezoned from Agriculture to Rural Residential.

Applicant/Owner: Jon & Mandi Kutschara
57 Academy Ln.
Hutchinson, MN 55350
P.I.D# 01.108.0010

Requested Action: Motion to approve a rezoning request from “A” Agriculture to “R-1” Rural Residential.

Lot Size: Lot 1 & 2 Block 1 = 2.35 acres 194.12’ x 528.02’

Existing Zoning: “A” Agriculture

Location: NW ¼ NW ¼ Section 24 Acoma Twp.

Existing Land Use: grass-covered

**Adjacent Land Use
And Zoning:** “A” Agricultural

Zoning History: Final Plat August 2023

Applicable Ordinance McLeod County Zoning Ordinance Section 8, Subd 2.
McLeod County SSTS & Subdivision Ordinance

SPECIAL INFORMATION

Public Utilities: McLeod Coop Power

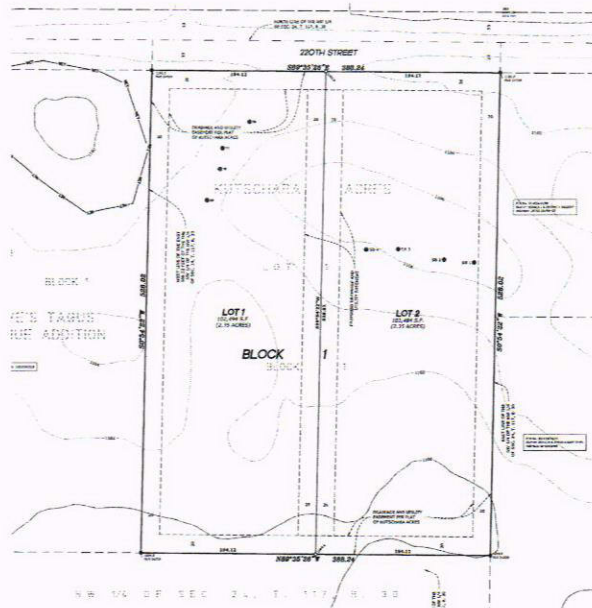
Kutschara Rezoning
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Page 2

Public Services: SSTS, individual well

Transportation: 220th St.

Analysis: Final plat was approved 8/1/2023.

Recommendations: Staff does not have concerns with this request.



Cc: Jon & Mandi kutschara – applicant

KUTSCHARA ACRES SECOND ADDITION

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Jonathan Kutschara and Mandi Kutschara, husband and wife, as joint tenants, owners of the following described property situated in the County of McLeod, State of Minnesota, to-wit:

KUTSCHARA ACRES, McLeod County, Minnesota.

Have caused the same to be surveyed and plotted as KUTSCHARA ACRES SECOND ADDITION, and do hereby donate and dedicate to the public for public use the drainage and utility easements as created herewith.

In witness whereof said Jonathan Kutschara and Mandi Kutschara, husband and wife, as joint tenants, have hereunto set their hands this ____ day of _____, 20____.

Jonathan Kutschara

Mandi Kutschara

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Jonathan Kutschara and Mandi Kutschara, husband and wife, as joint tenants.

Notary Public, _____ County, Minnesota

My Commission Expires _____

SURVEYORS CERTIFICATE AND ACKNOWLEDGEMENT

I, Kurt D. Nelson, do hereby certify that this plot was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plot is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plot; that all monuments depicted on this plot have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plot; and all public ways are shown and labeled on this plot.

Dated this ____ day of _____, 2023.

Kurt D. Nelson, Licensed Land Surveyor
Minnesota License No. 45356

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2023, by Kurt D. Nelson, Licensed Land Surveyor, Minnesota License No. 45356.

Notary Public, _____ County, Minnesota

My Commission Expires _____

TOWNSHIP BOARD

This plot was approved by the Board of Supervisors of the Township of Acama, McLeod County, Minnesota, at a meeting thereof, on the ____ day of _____, 2023.

By _____, Chair.

PLANNING COMMISSION

This plot was approved by the Planning Commission of the County of McLeod County, Minnesota, at a meeting thereof, on the ____ day of _____, 2023.

By _____, Chair.

COUNTY BOARD

We do hereby certify that on the ____ day of _____, 2023, the Board of Commissioners of McLeod County, Minnesota, approved this plot of KUTSCHARA ACRES SECOND ADDITION and said plot is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

_____, Chair. Attest: _____ County Administrator

DELINQUENT TAXES

I hereby certify there are no delinquent taxes due, and that transfer was entered this ____ day of _____, 2023.

McLeod County Recorder

Deputy

CURRENT YEAR TAXES

I hereby certify taxes payable in the year 2023, on lands herein described are paid in full. Dated this ____ day of _____, 2023.

McLeod County Recorder

Deputy

RECORDER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this ____ day of _____, 2023, at _____ o'clock _____ M., and was duly recorded as Document No. _____

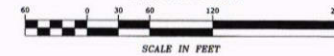
McLeod County Recorder

Deputy

LEGEND

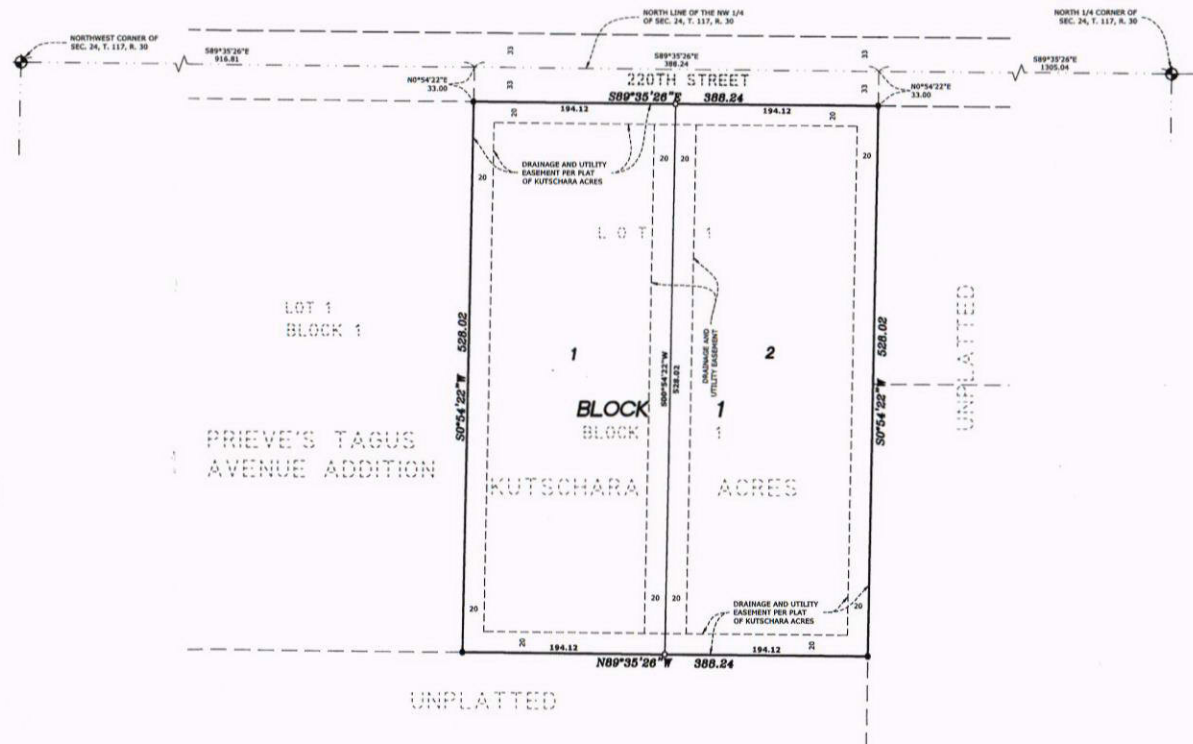
- DENOTES IRON MONUMENT FOUND, MARKED 24329
- DENOTES IRON MONUMENT SET, MARKED 45356
- ⊕ DENOTES MCLEOD COUNTY SECTION CORNER

GRAPHIC SCALE



NORTH

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



[Type text]

McLeod County Planning Commission

To: McLeod County Planning Commission

Prepared By: Marc Telecky

Application: Rezoning 23-03

Date: August 15, 2023 – **Meeting Date:** August 23, 2023

GENERAL INFORMATION

Brief Description: Travis Stradtmann (MN Boardwalks LLC) is requesting to rezone the south ~9.29 acres from “A” Agriculture to “I-1” Light industrial to construct a manufacturing facility.

Applicant: MN Boardwalks LLC
Travis Stradtmann
8617 80th St.
Glencoe, MN 55336
P.I.D# 04.036.0400

Requested Action: Consider request to rezone the south 9.29 acres of parcel 04.036.0400 located in that part of the NW ¼ NW ¼ Section 36 Glencoe Township from Agriculture to Light Industrial.

Lot Size: 517' x 783' = 9.29 acres

Existing Zoning: “A” Agricultural

Location: That part of the W ½ NW ¼ Section 36 Glencoe Twp.

Existing Land Use: vacant land, tillable, alfalfa

**Adjacent Land Use
And Zoning:** CR2 on the west, CR 10 on the north, tillable on the south
and east

Zoning History: NA

Applicable Ordinance McLeod County Zoning Ordinance Section 11 & 24

SPECIAL INFORMATION

Public Utilities: NA

Public Services: NA

Transportation: County Road 2

Physical Characteristics: **Alfalfa acreage that abuts County Road 2 right of way. This parcel slopes north to south with ~10' of fall over 780' of distance.**

Analysis: The applicant would like to rezone the south 9.29 acres of the requested parcel for the purpose of establishing a manufacturing business.

Below is the stated purpose and general provisions of the McLeod County Industrial District:

Subdivision 1: Purpose

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.

Subdivision 2: General Provisions

Lands may be rezoned from the Agricultural District to the Industrial District based upon the following factors:

- 1. The area has been designated in the McLeod County Comprehensive Land Use Plan as a Commercial or Industrial Concentration, or is so designated in the future by the County Board.*
- 2. Access must be from a paved State or County road. No widening or paving of County Roads should be necessary.
 - A. If access is provided by a County Road or County State-Aid Highway, the suitability and width of the road surface for the types of vehicles anticipated must be approved by the County Engineer.*
 - B. The location of an industrial or commercial access driveway must receive approval from the County Engineer or appropriate Minnesota Department of Transportation engineer.**
- 3. The proposed use should not require city sewer or water service.*
- 4. The proposed use would not adversely affect nearby residential or agricultural uses.*

5. The proposed lands shall be within the two (2) mile statutory limits of a municipality.



Subdivision 3: Permitted Uses

1. Manufacturing, compounding, processing, packaging, treatment or assembly of products and materials
2. Offices not serving the general public
3. Warehousing, cartage, and express facilities
4. Research and development operations
5. Commercial radio or television transmitting stations and towers
6. Grain elevators, feed and fertilizer manufacture
7. Greenhouses—wholesale

8. Printing or publishing establishments
9. Fuel and ice sales
10. Any use permitted in the Highway Business District.
11. Property that has been rezoned from "A" Agricultural to "I-1" Industrial prior to August 16, 2005 shall be exempt from the required one-half (1/2) setback from an existing registered or permitted feedlot.

Recommendations: Staff's concerns are with screening to separate the business from the residential uses. If this application is approved, this parcel will be required to complete adequate screening prior to establishing a use on the property. The applicant will also need a legal description created by a licensed surveyor and submitted to the McLeod County Environmental Services Department for use in recording the order within 60 days if approved.

Cc: Travis Stratmann – applicant

An aerial photograph of a rural area, likely in North Carolina, showing various land parcels. The map is overlaid with a grid of black lines representing property boundaries. Several parcels are labeled with white text: 040260300, 040260350, 040260400, 040260450, 040260500, 040250400, 040250450, 040250500, 040250550, 040250600, 040250650, 040250700, 040250750, 040250800, 040250850, 040250900, 040250950, 040251000, 040251050, 040251100, 040251150, 040251200, 040251250, 040251300, 040251350, 040251400, 040251450, 040251500, 040251550, 040251600, 040251650, 040251700, 040251750, 040251800, 040251850, 040251900, 040251950, 040252000, 040252050, 040252100, 040252150, 040252200, 040252250, 040252300, 040252350, 040252400, 040252450, 040252500, 040252550, 040252600, 040252650, 040252700, 040252750, 040252800, 040252850, 040252900, 040252950, 040253000, 040253050, 040253100, 040253150, 040253200, 040253250, 040253300, 040253350, 040253400, 040253450, 040253500, 040253550, 040253600, 040253650, 040253700, 040253750, 040253800, 040253850, 040253900, 040253950, 040254000, 040254050, 040254100, 040254150, 040254200, 040254250, 040254300, 040254350, 040254400, 040254450, 040254500, 040254550, 040254600, 040254650, 040254700, 040254750, 040254800, 040254850, 040254900, 040254950, 040255000, 040255050, 040255100, 040255150, 040255200, 040255250, 040255300, 040255350, 040255400, 040255450, 040255500, 040255550, 040255600, 040255650, 040255700, 040255750, 040255800, 040255850, 040255900, 040255950, 040256000, 040256050, 040256100, 040256150, 040256200, 040256250, 040256300, 040256350, 040256400, 040256450, 040256500, 040256550, 040256600, 040256650, 040256700, 040256750, 040256800, 040256850, 040256900, 040256950, 040257000, 040257050, 040257100, 040257150, 040257200, 040257250, 040257300, 040257350, 040257400, 040257450, 040257500, 040257550, 040257600, 040257650, 040257700, 040257750, 040257800, 040257850, 040257900, 040257950, 040258000, 040258050, 040258100, 040258150, 040258200, 040258250, 040258300, 040258350, 040258400, 040258450, 040258500, 040258550, 040258600, 040258650, 040258700, 040258750, 040258800, 040258850, 040258900, 040258950, 040259000, 040259050, 040259100, 040259150, 040259200, 040259250, 040259300, 040259350, 040259400, 040259450, 040259500, 040259550, 040259600, 040259650, 040259700, 040259750, 040259800, 040259850, 040259900, 040259950, 040260000, 040260050, 040260100, 040260150, 040260200, 040260250, 040260300, 040260350, 040260400, 040260450, 040260500, 040260550, 040260600, 040260650, 040260700, 040260750, 040260800, 040260850, 040260900, 040260950, 040261000, 040261050, 040261100, 040261150, 040261200, 040261250, 040261300, 040261350, 040261400, 040261450, 040261500, 040261550, 040261600, 040261650, 040261700, 040261750, 040261800, 040261850, 040261900, 040261950, 040262000, 040262050, 040262100, 040262150, 040262200, 040262250, 040262300, 040262350, 040262400, 040262450, 040262500, 040262550, 040262600, 040262650, 040262700, 040262750, 040262800, 040262850, 040262900, 040262950, 040263000, 040263050, 040263100, 040263150, 040263200, 040263250, 040263300, 040263350, 040263400, 040263450, 040263500, 040263550, 040263600, 040263650, 040263700, 040263750, 040263800, 040263850, 040263900, 040263950, 040264000, 040264050, 040264100, 040264150, 040264200, 040264250, 040264300, 040264350, 040264400, 040264450, 040264500, 040264550, 040264600, 040264650, 040264700, 040264750, 040264800, 040264850, 040264900, 040264950, 040265000, 040265050, 040265100, 040265150, 040265200, 040265250, 040265300, 040265350, 040265400, 040265450, 040265500, 040265550, 040265600, 040265650, 040265700, 040265750, 040265800, 040265850, 040265900, 040265950, 040266000, 040266050, 040266100, 040266150, 040266200, 040266250, 040266300, 040266350, 040266400, 040266450, 040266500, 040266550, 040266600, 040266650, 040266700, 040266750, 040266800, 040266850, 040266900, 040266950, 040267000, 040267050, 040267100, 040267150, 040267200, 040267250, 040267300, 040267350, 040267400, 040267450, 040267500, 040267550, 040267600, 040267650, 040267700, 040267750, 040267800, 040267850, 040267900, 040267950, 040268000, 040268050, 040268100, 040268150, 040268200, 040268250, 040268300, 040268350, 040268400, 040268450