



Planning & Zoning Advisory Commission

MINUTES

OCTOBER 17, 2022

7:52 PM

NICOLLET COUNTY
GOVERNMENT CENTER

BOARD MEMBERS	David Hermanson ☒ <i>Chair</i>	Dave Ubel ☒ <i>Vice Chair</i>	Marie Dranttel ☒ <i>Commissioner</i> Terry Morrow ☐ <i>Commissioner, Alternate</i>
	Justin Laven ☒	Lloyd Hoffmann ☒	
ABSENT EXCUSED	David Hermanson ☐ <i>Chair</i>	Dave Ubel ☐ <i>Vice Chair</i>	Marie Dranttel ☐ <i>Commissioner</i> Terry Morrow ☐ <i>Commissioner, Alternate</i>
	Justin Laven ☐	Lloyd Hoffmann ☐	
ABSENT	David Hermanson ☐ <i>Chair</i>	Dave Ubel ☐ <i>Vice Chair</i>	Marie Dranttel ☐ <i>Commissioner</i> Terry Morrow ☐ <i>Commissioner, Alternate</i>
	Justin Laven ☐	Lloyd Hoffmann ☐	
STAFF PRESENT	Property and Public Services Supervisor Loria Rebuffoni ☒		
	Deputy Zoning Administrator Spencer Crawford ☒		
	County Attorney (CA) Michelle Zehnder Fischer ☒ Assistant County Attorney (ACA) Roxann Klein ☒		
	Recording Secretary Crystal Madden ☒		

REVIEW OF CANCELLATIONS & ADDITIONS		None.	
MOTION TO APPROVE MINUTES OF SEPTEMBER 19, 2022		APPROVE ☒	APPROVE WITH REVISIONS ☐
1 ST	David Hermanson ☐ <i>Chair</i>	Dave Ubel ☒ <i>Vice Chair</i>	Marie Dranttel ☐ <i>Commissioner</i> Terry Morrow ☐ <i>Commissioner, Alternate</i>
	Justin Laven ☐	Lloyd Hoffmann ☐	
2 ND	David Hermanson ☐ <i>Chair</i>	Dave Ubel ☐ <i>Vice Chair</i>	Marie Dranttel ☐ <i>Commissioner</i> Terry Morrow ☐ <i>Commissioner, Alternate</i>
	Justin Laven ☐	Lloyd Hoffmann ☒	
VOTE TO APPROVE MINUTES		PASS ☒	FAIL ☐ VOTE:5-0
PUBLIC APPEARANCES	None.		

PUBLIC HEARINGS:

Board member Hermanson recused himself from the hearing for PLN22-12.

**UNITED FARMERS
COOPERATIVE (UFC)**

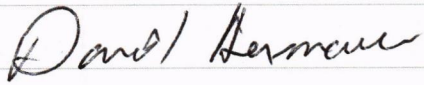
PLN22-12

**CONDITIONAL USE APPROVAL TO BULK STORE 30,000 GALLONS
OF ANHYDROUS AMMONIA**

APPLICANT COMMENT	Jim Carlson was present representing UFC. Carlson stated the volume of semi-truck traffic will remain the same with the new tank. After public testimony, Carlson stated the reason for moving the tank was due to the Gaylord location being underutilized; he anticipates both Norseland and Gaylord to maintain the same volume. Carlson also answered several questions from the board relating to the grandfathered status of the Gaylord tank, the use of urea vs ammonia, knowledge of leaks at the Norseland location (to which he was not aware of any), timelines for usage, safety plans, nurse tanks, and plans to buy the neighboring property.		
PUBLIC TESTIMONY	Joel Anthony, 37561 State Highway 22, St. Peter, testified that he is 550 feet away from the proposed tank and has concerns about increased traffic, noise, odor, fencing, leaks, and safety. Andrew Greve, 37577 State Highway 22, St. Peter, testified that his home is 400 feet from the tank, and he is concerned about the ability to use the remainder of his property within the 400 foot setback in the future. He also stated his concern with property value, odor, safety, and theft of ammonia to make meth. Kevin Johnson 34908 425th Avenue, Le Sueur, stated that he did not see a good reason to move the proposed tank from Gaylord to Norseland.		
COMMISSIONER DISCUSSION	Board Member Laven inquired about the nurse tanks on the site. DZA Crawford was unable to provide additional information as the nurse tanks were not part of the proposal. Board Member Laven inquired about the weight limit of Highway 22. Board Member Ubel inquired about building restrictions on the Greve property due to Mr. Greve's statement about the 400' setback. DZA Crawford stated it was possible but that he was unsure, as it is setback required by the Department of Agriculture and not Nicollet County. The Board discussed the safety of anhydrous ammonia, security at the site, fire department response times, possible fencing & security camera requirements, and Department of Agriculture standards. Commissioner Dranttel recommended adding a condition that the applicant maintain a safety plan, circulate the plan to neighbors, first responders, and emergency management, and conduct an annual safety meeting with local residents and first responders. The Board discussed adding a fence as a condition, but ultimately did not. A recess was called at 8:52 PM; the hearing resumed at 9:06 PM.		
MOTION TO RECOMMEND APPROVAL		WITH CONDITIONS AS LISTED BY STAFF AND PREPOSED BY COMMISSIONER DRANTTEL	
1ST	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☒	Lloyd Hoffmann ☐	
2ND	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☐	Lloyd Hoffmann ☒	
VOTE TO RECOMMEND APPROVAL WITH CONDITIONS AS LISTED BY STAFF AND PREPOSED BY COMMISSIONER DRANTTEL		PASS ☐	FAIL ☒ (MAJORITY NEEDED TO PASS) VOTE: 2-2
MOTION TO ADOPT FINDINGS			
1ST	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate

	Justin Laven ☐	Lloyd Hoffmann ☒	
2 ND	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☒ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☐	Lloyd Hoffmann ☐	
VOTE TO ADOPT FINDINGS		PASS ☒	FAIL ☐ VOTE: 3-0

OTHER:

OLD BUSINESS	None.		
OTHER BUSINESS	None.		
REVIEW OF PERMITS	The Commission reviewed the September zoning permits.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN	9:09 PM		
1 ST	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☒	Lloyd Hoffmann ☐	
2 ND	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☐	Lloyd Hoffmann ☒	
DAVID HERMANSON, CHAIR		DATE	11-21-22
SPENCER CRAWFORD, DEPUTY ZONING ADMINISTRATOR		DATE	11/21/22