

PLANNING AND ZONING ADVISORY COMMISSION AGENDA

Date: November 21, 2022

Time: Following the adjournment of the Nicollet County Board of Adjustments and Appeals Meeting (doors open at 6:45)

Location: Nicollet County Board Room, 501 S Minnesota Ave, St. Peter, MN

Copies of the meeting agenda and packet are available on the Nicollet County website at:
<https://mn-nicolletcounty.civicplus.com/AgendaCenter>

Questions or comments regarding the meeting can be directed to Spencer Crawford, Deputy Zoning Administrator, at 507-934-7071, or spencer.crawford@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Review of Cancellations and Additions
4. Approval of Minutes: *October 17, 2022*
5. **PUBLIC HEARING: PLN 22-18**
 - Applicant: BENCO Electric Cooperative
 - Landowner: Frost-Benco-Wells Electric
 - Request: Expansion of an electrical substation
 - Location: Southeast ¼ of the Northeast ¼, Section 10-111-27 in Lake Prairie Township
 - Parcel Number: 07.010.0500
6. Review Permits
7. Old Business
8. Other Business: Hearing process and procedure discussion
9. Communications
10. Adjourn

Mission Statement

Providing efficient services
with innovation and
accountability.

Vision Statement

Setting the standard for providing superior and efficient county
government services through leadership, accountability and
innovation to a growing and diverse society.

Core Values

Leadership. Integrity.
Accountability.
Efficiency. Innovation.



Planning & Zoning Advisory Commission

MINUTES

OCTOBER 17, 2022

7:52 PM

NICOLLET COUNTY
GOVERNMENT CENTER

BOARD MEMBERS	David Hermanson ☒ Chair	Dave Ubel ☒ Vice Chair	Marie Dranttel ☒ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☒	Lloyd Hoffmann ☒	
ABSENT EXCUSED	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☐	Lloyd Hoffmann ☐	
ABSENT	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	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 ☐ 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 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 tank 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 ☒ (MAJORTY 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	
SPENCER CRAWFORD, DEPUTY ZONING ADMINISTRATOR		DATE	



CONDITIONAL USE PERMIT

**ELECTRICAL SUBSTATION
EXPANSION**

BENCO ELECTRIC COOPERATIVE

PLN22-18

**NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION**

SUBJECT:	Conditional Use Permit PLN22-18
APPLICANT:	BENCO Electric Cooperative
LANDOWNER:	Frost-Benco-Wells Electric
LOCATION:	Southeast ¼ of the Northeast ¼, Section 10-111-27 in Lake Prairie Township
PARCEL NO:	07.010.0500
EXISTING ZONING:	Agricultural Preservation
HEARING DATE:	11/21/2022
COUNTY BOARD DATE:	12/13/0222
60 DAYS FROM REQUEST:	12/27/2022

REQUEST

BENCO Electric Cooperative is requesting Conditional Use approval to expand an existing substation on 356th Street in Lake Prairie Township.

ZONING DISTRICT

602 AGRICULTURAL PRESERVATION (AG), 602.1 PURPOSE

The Agricultural Preservation District is established for the purpose of preserving, promoting, maintaining and enhancing the use of the land for commercial agricultural purposes, to prevent scattered and leap frog non-farm growth, to protect and preserve natural resource areas and to stabilize increases in public expenditures for such public services as roads and road maintenance, police and fire protection, and schools.

PROJECT PROPOSAL

The site contains an existing substation that has been operating since the 1960's. Due to load growth and aging equipment, BENCO would like to expand. The new substation would primarily serve the Rush River area in Sibley County, but also act as a backup for New Sweden and Traverse Townships.

The current site does not have a Conditional Use Permit as it predates the requirement to obtain one. Variance PLN22-16 was granted in October to reduce the minimum lot size from 3.5 acres to 2 acres. With the inclusion of the variance, the proposal may be Conditionally permitted.

RELEVANCE TO ORDINANCE

602 AGRICULTURAL PRESERVATION (AG), 602.3 *Conditional Uses*

8. Dams, power plants, switching yards, transmission lines of over 35kV, flowage areas, and pipelines

SURROUNDING LAND USE

The surrounding land use is predominantly agricultural, with rural homes located at varying distances in all directions. All meet setbacks.

NEIGHBOR NOTIFICATION

Property owners were notified of the proposal per the standards of Minnesota State Statute 394.26. Lake Prairie Township was also notified.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

1. **Given the nature of the land, the requested use is compatible with the public health, safety, and general welfare.**
 - The site contains an existing substation which has not posed a known threat to public health, safety and general welfare in its roughly 60 years of operation.
2. **The requested use will not create an unreasonably excessive burden on the existing roads or utilities.**
 - The expansion of the substation will reduce the burden on utilities due to the existing equipment being at capacity.
 - BENCO is expecting the substation to generate about one traffic trip a month after construction.
3. **The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.**
 - The new substation will not impact agricultural production, which is the primary surrounding land use.
 - The site has an existing electrical substation, which has been compatible with the area for its existence.

4. **The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.**
 - The proposal is in a rural area with few surrounding homes.
 - A substation has existed at this location for roughly 60 years. The new substation will be larger but similar to the existing one.
5. **The requested use is consistent with the Nicollet County Land Use Ordinances.**
 - Variance PLN22-16 was granted in October to reduce the minimum lot size from 3.5 acres to 2 acres.
 - With the inclusion of the variance, the proposal is allowed as a Conditional Use in this district.
6. **The requested use is not in conflict with the Nicollet County Comprehensive Plan.**
 - The requested use does not create or support any conflicts with the comprehensive plan.
7. **The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.**
 - The applicant states noise from the substation will be minimal.
 - Substation electrical components produce no odor.
 - The applicant is not using materials which would cause glare.
 - No unsightliness beyond what is typical for a substation is expected, and the proposal is in a rural area with minimal surrounding residences.
8. **The requested use is reasonably related to the existing land use and environment.**
 - The request is related to the environment insofar that it supports rural living and agricultural production through continued electrical access.
9. **There are no apparent unreasonable health risks posed to neighbors or the public in general.**
 - The use is conditionally permitted in the Agricultural Preservation Zoning District. No unreasonable health risks are anticipated.

10. The requested use will/will not have an adverse effect upon public health, safety, and welfare due to the following other factors:

- The request must meet all Nicollet County Zoning Standards, and any additional Conditions for this purpose.

STAFF RECOMMENDATIONS

Staff recommends the following conditions to be considered as part of the Commission's recommendation on this Conditional Use Permit:

1. The applicant shall undertake the project according to the plans and specifications submitted to the County with the application.
2. The County may enter onto the premises at reasonable times and in a reasonable manner to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.
3. Owner and emergency contact information must be clearly posted on the site as approved by County Staff.
4. The fencing surrounding the substation must be maintained and in good repair in agreement with County standards.
5. The owner will ensure compliance with the Minnesota Noxious Weed Law for the whole parcel, including the unfenced areas.
6. The applicant must obtain all required permits before construction, including from the Minnesota Public Utilities Commission if applicable.

Applicant: BENCO Electric Cooperative
Landowner: Frost-Benco-Wells Electric

PLN22-18

ATTACHMENT A	Application
ATTACHMENT B	Documents Submitted by Applicant
ATTACHMENT C	Location Map
ATTACHMENT D	Site Photo
ATTACHMENT E	Neighbor Notification List
ATTACHMENT F	Criteria for Conditional Use Permit



PROPERTY SERVICES DIVISION
501 SOUTH MINNESOTA AVENUE, SAINT PETER MN 56082
507-934-7070

PLANNING & ZONING ADVISORY COMMISSION
APPLICATION

Total Fees: \$

Map#: 0710200008

Parcel#: 070100500

Permit#: [PLN22-18](#)

Date: October 26, 2022

Applicant: Tim Braulick, , 20946 549 Ave, Mankato MN 56001

Phone: 507-227-7532 507-387-7963

Owner: FROST-BENCO-WELLS ELECTRIC, PO BOX 8, MANKATO MN 56002

Property Address: 0,

Abbreviated Legal Description: N 100' OF S 129.5' OF W 75' OF E 111' OF SE 1/4 OF NE 1/4 = 0.34 ACRES

Township: Lake Prairie Township

Record Type: Conditional Use

Category: Other

Project Description: Conditional Use Permit for the expansion of an electrical substation in Lake Prairie Township. Variance PLN22-16 granted for minimum lot size

Planning Commission Hearing Date: 11/21/2022

Board of Commissioners Date: 12/13/2022

Tim Braulick

Tim Braulick (Oct 28, 2022 13:28 CDT)

APPLICANT SIGNATURE

Oct 28, 2022

DATE

ATTACHMENT A:
Application

Application

Final Audit Report

2022-10-28

Created:	2022-10-28
By:	Spencer Crawford (Spencer.Crawford@co.nicollet.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6skdk-sE2z_mBTucpUbGvrtfWYDWzEbM

"Application" History

 Document created by Spencer Crawford (Spencer.Crawford@co.nicollet.mn.us)
2022-10-28 - 6:23:00 PM GMT

 Document emailed to timb@benco.org for signature
2022-10-28 - 6:23:38 PM GMT

 Email viewed by timb@benco.org
2022-10-28 - 6:28:30 PM GMT

 Signer timb@benco.org entered name at signing as Tim Braulick
2022-10-28 - 6:28:47 PM GMT

 Document e-signed by Tim Braulick (timb@benco.org)
Signature Date: 2022-10-28 - 6:28:49 PM GMT - Time Source: server

 Agreement completed.
2022-10-28 - 6:28:49 PM GMT



Name of Applicant: BENCO Electric Cooperative Date: October 19, 2022
Request: Request to rebuild BENCO's Rush River Substation

In granting a conditional use permit, the County Board shall consider the advice and recommendation of the Planning Commission and the effect of the proposed use upon the health, safety, morals, and general welfare of the community. Among other things, the County Board shall make the following findings where applicable.

Why do you feel the request meets the following criteria?

1. Given the nature of the land, the requested use is compatible with public health, safety, and general welfare.
A new Rush River substation would create additional electric capacity to support future growth of Nicollet County.
A new Rush River substation would create additional electric capacity to support future growth of Nicollet County.
2. The requested use will not create an unreasonably excessive burden on the existing roads or other utilities.
By maintaining the substation's current location, BENCO will be able to utilize the infrastructure already present including the transmission line and distribution lines.
3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.
The current site has been the substation's location since the early 1960s.
4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.
The new substation will be located further from the township road.
It will also have a cleaner appearance than the current substation.
5. The requested use is consistent with the County Zoning Ordinance.
BENCO's goal is to preserve the agricultural zone while providing safe and reliable power to Nicollet County.

(Continued onto back)

6. The requested use is not in conflict with the County Comprehensive Plan.

The new Rush River substation will provide more capacity to serve the community's growing need for safe and reliable electricity.

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

The new substation site will be larger than the current site due to safety recommendations and to allow new equipment to provide reliable power for the future.

8. The requested use is reasonably related to the existing land use and environment.

The current substation will continue being used until construction of a new site is complete. Upon completion of the new site, the old substation will be removed.

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

There are no apparent unreasonable health risks posed to neighbors or the public.

10. The requested use will/will not have an adverse effect upon public health, safety, and welfare due to the following other factors.

There will not be adverse effects upon public health, safety and welfare.

***A MAJORITY OF THE CUP CRITERIA MUST BE MET
IN ORDER FOR THE REQUEST TO BE APPROVED.***



CONDITIONAL USE PERMIT APPLICANT QUESTIONNAIRE
PROJECT DESCRIPTION

Name of Applicant: Request to rebuild BENCO's Rush River Substation

Date: October 19, 2022

Please describe the specific details related to your request. If your request is approved, you will be **held** to the plans and specifications submitted to the County with your application.

BENCO Electric Cooperative is in the process of constructing a new substation to serve Rush River township and surrounding area. The current Rush River substation has been serving residents of Nicollet County since the early 1960s. The Rush River substation is in need of replacing due to aging equipment and infrastructure, and to allow additional electric capacity for the growing area. The new substation will be located further from the township road which will create additional safety measures for the general public. The new substation will have a larger area for those working in and around the substation. Currently, the Rush River substation is operating at full capacity and does not have any space for additional loads, therefore, prohibiting any future growth to the area. The new substation will have more than double the current existing capacity.

The Rush River substation also serves as an emergency back-up to the New Sweden and Traverse substations. This redundancy is crucial to continue providing electricity to BENCO members in Nicollet and Sibley counties.

STAR ENERGY SERVICES, LLC
 8841 Power Lane SW, Alexandria, MN 56308
 Tel 320.762.1897, Fax 320.762.1479, ees@star-energy.com

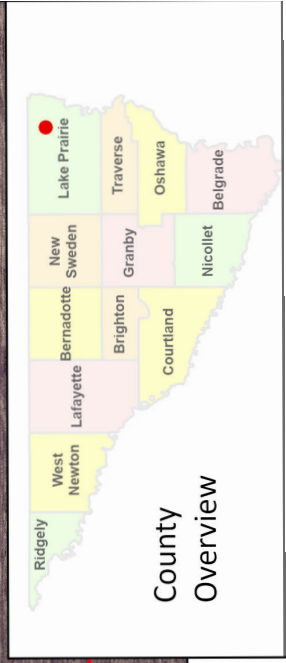


LOT LINE

— Metallic Fence
 □ Fence Post

BENCO Electric Cooperative
 RUSH RIVER SUBSTATION

DATE: 10/27/2022
 BY: JLG



ATTACHMENT C:

Location Map



ATTACHMENT D:
Site Photo

DISPLAYNAME	MAILINGADDR	MAILINGCITYSTATEZIP
Leon Willaert Revocable Trust	35996 391St Ave	Le Sueur, MN 56058
Daryl & Cynthia Guentzel	22083 604Th Ave	Eagle Lake, MN 56024
Frost-Benco-Wells Electric	Po Box 8	Mankato, MN 56002
Glen Regenscheid Revocable Trust	38078 356Th St	Saint Peter, MN 56082
Peter Biedscheid	39268 356Th St	Le Sueur, MN 56058
Phoenix Farms Llc	616 Riverview Rd	Saint Peter, MN 56082
Ronald Regenscheid	35724 375Th Ave	Saint Peter, MN 56082
Hayer Family Llc	36719 391St Ave	Saint Peter, MN 56082
George Depuydt	34927 351St Ln	Le Sueur, MN 56058
Jerome Willaert	840 Railroad Ave	Gaylord, MN 55334
Robert & Jeanne Willaert	1909 E Main St	Mankato, MN 56001

ATTACHMENT E:
Neighbor Notification List



NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION
CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Please turn in this document to staff after the hearing. Thank you

Name of Applicant/ BENCO Electric Cooperative
Property Owner: Frost-Benco-Wells Electric

Date: November 21, 2022

File #: PLN22-18

PC Name: _____

Use Requested: Electrical Substation Expansion

FINDINGS OF FACT

Authority for issuance of conditional use permits is derived from Minnesota State Statute §394.301 and Nicollet County Zoning Ordinance, Section 505. The conditional use must maintain the health, safety, morals, and general welfare of the community.

1. Given the nature of the land, the requested use is compatible with the public health, safety, and general welfare.

☐ YES ☐ NO WHY: _____

2. The requested use will not create an unreasonably excessive burden on the existing roads or utilities.

☐ YES ☐ NO WHY: _____

3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.

☐ YES ☐ NO WHY: _____

4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

☐ YES ☐ NO WHY: _____

ATTACHMENT F:
Criteria for a Conditional Use Permit

5. The requested use is consistent with the Nicollet County Land Use Ordinances.

☐ YES ☐ NO **WHY:** _____

6. The requested use is not in conflict with the Nicollet County Comprehensive Plan.

☐ YES ☐ NO **WHY:** _____

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

☐ YES ☐ NO **WHY:** _____

8. The requested use is reasonably related to the existing land use and environment.

☐ YES ☐ NO **WHY:** _____

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

☐ YES ☐ NO **WHY:** _____

10. The requested use **will** / **will not** (Circle One) have an adverse effect upon public health, safety and welfare due to the following other factors:

WHY: _____

This decision is based on:

- ☐ Application
- ☐ Staff Report
- ☐ Pictures
- ☐ Information received at the public hearing
- ☐ Site visit

Signature: _____ Date: _____



10.01.22 - 10.31.22 Permit Report

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
BLD22-00218	Renewable Energy Permit	New 21.6 kW DC roof mounted small solar energy system.	35545 398TH LN ST PETER, MN 56082	CARLBLOM TORREY C & JULIE A CARLBLOM
BLD22-00219	Structure Permit	New 24' x 32' accessory storage building.	52130 350th St Lafayette, MN 56054	Boyum Ashley K & Mark C Madson Jr
BLD22-00220	SSTS Permit		36774 667TH AVE NEW ULM, MN 56073	DUMMER FAMILY REVOCABLE LIVING TRUST
BLD22-00221	Land Alteration Permit	Land alteration permit for moving two softball fields and its associated items. The press box, concessions, future 30 x 60 shed, future parking lot expansion, and future noise wall are NOT included in this permit. Credits have been obtained by the applicant to offset wetlands. No grading or work allowed within the right of way without approval from MNDOT and/or township. Access drive for parking must be no wider than 22 feet and at least 1 foot away from the property line. Balls within the right of way are to be promptly removed.	45638 561ST AVE NEW ULM, MN 56073	MN VALLEY LUTH HIGH SCHOOL & ASSN
BLD22-00222	Structure Permit	Two 36' grain bins.	41230 441ST AVE NICOLLET, MN 56074	HAVEMEIER WAYNE E & SHELLY R HAVEMEIER
BLD22-00223	Structure Permit	New 40' X 56' storage building.	0	HAVEMEIER WAYNE E & SHELLY R HAVEMEIER
BLD22-00224	SSTS Compliance Inspection		51699 506TH ST COURTLAND, MN 56021	DRILL MARVIN R & LISA A
BLD22-00225	SSTS Compliance Inspection		46743 COUNTY ROAD 13 ST PETER, MN 56082	ERKEL GORDON BRUCE & CYNTHIA ERKEL
BLD22-00226	Structure Permit		50175 370TH ST LAFAYETTE, MN 56054	SCHAUER RICHARD G & KATHRYN SCHAUER
BLD22-00227	Structure Permit	New 30' x 40' garage. Structure is being moved in from another location.	43662 361ST LN ST PETER, MN 56082	JOHNSON KENNETH J & KEVIN P JOHNSON
BLD22-00228	SSTS Permit	tank replacement for existing 4 bedroom at-grade system	46743 COUNTY ROAD 13 ST PETER, MN 56082	ERKEL GORDON BRUCE & CYNTHIA ERKEL
BLD22-00229	Structure Permit	New 4,086 square foot replacement home. Existing dwelling to be demolished and removed within one year of occupying the new dwelling. Driveway remains unchanged. Setbacks verified via site visit.	53416 Rockford North Mankato, MN 56003	Bryan & Christy Bode
BLD22-00230	SSTS Permit	holding tank for shop	51284 COUNTY ROAD 21 COURTLAND, MN 56021	ROTHMEIER PETER & SUSAN ROTHMEIER
BLD22-00231	SSTS Permit	replacement septic system for a 3 bedroom house	42400 541ST AVE NEW ULM, MN 56073	HULKE DUSTIN V
BLD22-00232	Structure Permit	New 80' X 50' shed.	39015 511TH AVE NICOLLET, MN 56074	HOFFMANN NICHOLAS A & MEGAN M HOFFMANN
BLD22-00233	SSTS Permit	replacement system for 3 bedroom house	40322 COUNTY ROAD 15 ST PETER, MN 56082	RANWEILER ROSE E