



Planning & Zoning Advisory Commission

MINUTES

NOVEMBER 21, 2022

7:04 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 (PPSS) Loria Rebuffoni ☐		
	Deputy Zoning Administrator (DZA) Spencer Crawford ☒		
	Assistant County Attorney (ACA) Roxann Klein ☒		
	Recording Secretary Crystal Madden ☐		

REVIEW OF CANCELLATIONS & ADDITIONS		DZA Crawford stated the hearing process and procedure discussion will be tabled until the next meeting due to PPSS Rebuffoni being out sick.	
MOTION TO APPROVE MINUTES OF NOVEMBER 21, 2022			
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:

**BENCO ELECTRIC
COOPERATIVE**

PLN22-18

ELECTRIAL SUBSTATION EXPANSION

APPLICANT COMMENT	Tim Braulick, 20946 549 th St, Mankato MN, was present representing BENCO Electric Cooperative. He stated the proposal would be similar to the substation constructed in New Sweden Township but with a larger fence. Having a larger fence allows trucks to pull in when working on equipment and creates a staging area after natural disasters.		
PUBLIC TESTIMONY	None.		
COMMISSIONER DISCUSSION	None.		
MOTION TO RECOMMEND APPROVAL WITH CONDITIONS AS LISTED BY STAFF			
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 ☐	
MOTION TO ADOPT FINDINGS			
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 ADOPT FINDINGS	PASS ☒		FAIL ☐ VOTE:5-0

OTHER:

OLD BUSINESS	None.		
OTHER BUSINESS	None.		
REVIEW OF PERMITS	The Commission reviewed the October zoning permits.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN	7:21 PM		
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 ☐	

DAVE UBEL, VICE
CHAIR

Dave Ubel

DATE 01/23/2023

SPENCER CRAWFORD,
DEPUTY ZONING
ADMINISTRATOR

Spencer Crawford

DATE 01/23/2023