

PLANNING AND ZONING ADVISORY COMMISSION AGENDA

Date: January 23, 2023

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 Avenue, 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. Introduction of new members: Randy Schwab & Jon Thoreson
4. Elections: Chair & Vice Chair
5. Review of Cancellations and Additions
6. Approval of Minutes: *November 21, 2022*
7. Review Permits
8. Old Business
9. Other Business:
 - Legal training follow up questions if needed
10. Communications
11. 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

NOVEMBER 21, 2022

7:04 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 (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 ☐ 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:

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 ☐	

CHAIR		DATE	
SPENCER CRAWFORD, DEPUTY ZONING ADMINISTRATOR		DATE	

DRAFT



11/01/2022 - 12/31/2022 Permit Report

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
BLD22-00234	Structure Permit	New 40' x 60' shed.	None	MICHALETZ BUILDING PARTNERS LLP
BLD22-00235	Structure Permit	New 40' X 64' storage shed, bluff setback verified.	46882 547TH LN COURTLAND, MN 56021	MICHALETZ PROPERTIES LLC
BLD22-00236	SSTS Permit	replacement system for 4 bedroom house	57184 446TH ST NEW ULM, MN 56073	WIERING GARY J
BLD22-00237	SSTS Permit		45646 COUNTY ROAD 13 ST PETER, MN 56082	KENNEDY CULLEN & AMANDA KENNEDY
BLD22-00238	SSTS Compliance Inspection	Straight pipe system needs to be replaced within 10 months	65355 340TH ST GIBBON, MN 55335	SCHWAB CRAIG & KRISTINE
BLD22-00239	SSTS Compliance Inspection		35407 595TH AVE LAFAYETTE, MN 56054	C & J WASTE HANDLING LLC
BLD22-00240	SSTS Compliance Inspection	compliance inspection for building permit	51850 COUNTY ROAD 21 COURTLAND, MN 56021	BODE GREGG & LOIS BODE
BLD22-00241	Sign Permit	One replacement pole sign, two replacement canopy signs, and two new canopy signs for the Cenex gas station. Replacement signs are substantially similar to existing signs. All signs shall have printed in a visible place, in letters not less than one (1) inch in height: the date of issuance, the permit number, and voltage of any electrical devices used in connection therewith. Additionally, every advertising sign erected under the provisions of this Ordinance shall be plainly marked with the name of the person, or firm, erecting such sign. Sign permits shall be granted only on the condition that the sign shall be removed at no expense or claim of damage to any governmental unit should the improvement thereof be necessary to the reasonable construction, reconstruction, or relocation of any public roadway or easements necessary thereof.	40339 STATE HWY 15 NEW ULM, MN 56073	KLOSSNER CO-OP OIL CO
BLD22-00242	Renewable Energy Permit	18.20 kWDC, 15.00 kWAC small solar energy system.	48501 411TH AVE N MANKATO, MN 56003	ENGEL PAUL A & MARIE ENGEL
BLD22-00243	Renewable Energy Permit	New 27.30 kWDC, 22.60 kWAC small solar energy system.	40642 441ST NICOLLET, MN 56074	THOMPSON KIMBERLY
BLD22-00244	SSTS Permit	holding tank for shed	53416 ROCKFORD RD N MANKATO, MN 56003	BRYAN AND CHRISTINE BODE
BLD22-00245	SSTS Compliance Inspection	compliance inspection for property transfer recieved	39813 FORT RD ST PETER, MN 56082	HOLMBERG JOHN C TRUST
BLD22-00246	Structure Permit	20' x 46' In ground pool.	38310 490TH ST ST PETER, MN 56082	BENSON TYLER & ASHLEY BENSON
BLD22-00247	Renewable Energy Permit	New ground mounted fix tilt 27.30 kWDC, 22.60 kWAC small solar energy system.	41623 STATE HIGHWAY 111 NICOLLET, MN 56074	THOMPSON RICKY A LIVING TRUST
BLD22-00248	Structure Permit	New 25 x 17.5 garage addition. Variance PLN22-11 approved to reduce the front yard setback to 27.7 feet.	34147 515TH AVE LAFAYETTE, MN 56054	KIECKER CORBIN
BLD22-00249	Structure Permit	New 42' x 104' machine shed.	49927 506th ST Courtland, MN 56021	VOGES LYNN M & NANCY J VOGES