

PLANNING AND ZONING ADVISORY COMMISSION AGENDA

Date: May 15, 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. Review of Cancellations and Additions
4. Approval of Minutes: *February 27, 2023*
5. **PUBLIC HEARING: PLN 23-06**

Applicant: Chelsey Stevensen

Landowner: Chelsey & Nicholas Stevensen

Request: Conditional Use Permit request for a Level 2 Home Occupation salon in the Urban Rural Residential & Conservancy Zoning Districts

Location: Fleck's Subdivision Lot 4 Block 1, Section 35-110-030, in Courtland Township

Parcel Number: 04.532.0040

6. Review Permits
7. Old Business
8. Other Business: Procedural 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	FEBRUARY 27, 2023	7:03 PM	NICOLLET COUNTY BOARD ROOM
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ROLL CALL	COMMISSIONERS PRESENT	COMMISSIONERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	☒ Dave Ubel, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Drantell, Commissioner ☒ Lloyd Hoffmann ☒ Justin Laven ☒ Terry Morrow, Alt. Commissioner ☒ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☒ Marie Drantell, Commissioner ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Terry Morrow, Alt. Commissioner ☐ Randy Schwab	☒ Spencer Crawford, Deputy Zoning Administrator (DZA) ☒ Loria Rebuffoni, Property Services Supervisor (PSS) ☒ Roxann Klein, Assistant County Attorney (ACA) ☒ Crystal Madden, Recording Secretary ☐ Other Staff: ☐ Other Staff:

CANCELLATIONS & ADDITIONS	DZA Crawford advised that the W W Blacktopping Mineral Extraction Conditional Use Permit renewal hearing was canceled at the request of the applicant.
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APPROVAL OF JANUARY 23, 2023 MINUTES	MOTION	2 ND
☒ APPROVE ☐ APPROVE WITH REVISIONS	☐ Dave Ubel, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Drantell, Commissioner ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Terry Morrow, Alt. Commissioner ☐ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Drantell, Commissioner ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Terry Morrow, Alt. Commissioner ☒ Randy Schwab
VOTE TO APPROVE MINUTES	☒ PASS ☐ FAIL	VOTE: 6 - 0

PUBLIC HEARINGS

PLN23-04	APPLICANT/LANDOWNER: Mike Annexstad, Annexstad Dairy Farms Inc.
DESCRIPTION	Conditional use approval for the expansion of an existing dairy feedlot.
STAFF REPORT PRESENTED BY	Spencer Crawford, DZA
APPLICANT TESTIMONY	Mike Annexstad declined to testify.
PUBLIC TESTIMONY	None.
COMMISSION DISCUSSION	The Commissioners asked the applicant several questions relating to his anticipated number of cows, future use of existing equipment, spread acres and wastewater pumping to the liquid manure storage area. Commissioner Thoreson asked staff why recommended condition number five requires injected manure in liquid or slurry form to be incorporated within 24 hours. Commissioners Ubel and Thoreson agreed that injection is the same as incorporation. Commissioner Ubel recommended rewording the condition with the term incorporated instead of injected. Commissioner Thoreson asked staff if they had any guidance from the MPCA; DZA Crawford was not aware of any. Commissioner Morrow stated the recommended condition is quoted from Minnesota Rules 7020.2225, though that does not stop the Board from changing the condition. The Board continued to discuss altering the condition, ultimately deciding that it should read "manure that is in liquid or slurry form must be injected or incorporated within 24 hours". Commissioner Thoreson asked staff if recommended condition number six would require the applicant to put a tarp over a manure spreader; DZA Crawford replied that it would require some sort of cover during transportation. The Commissioners discussed the merits of the recommended condition, ultimately agreeing with the recommendation from ACA Klein that the condition should state "Manure when transported should comply with Minnesota Administrative Rule 7020.2010". Commissioner Laven made a motion to replace recommended

	condition six with the wording as stated by ACA Klein; the motion was seconded by Commissioner Schwab, passing with a 6-0 vote. The Commissioners asked staff about neighbor comments and violations at the site, to which DZA Crawford replied there were none.		
COMMISSION ACTION - APPROVAL	MOTION		2ND
☐ RECOMMEND APPROVAL WITH CONDITIONS AS LISTED BY STAFF ☒ RECOMMEND APPROVAL WITH REVISED CONDITIONS	☐ Dave Ubel, Chair ☐ Jon Thoreson, Vice Chair ☐ Marie Drantell, Commissioner ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Terry Morrow, Alt. Commissioner ☒ Randy Schwab		☐ Dave Ubel, Chair ☐ Jon Thoreson, Vice Chair ☐ Marie Drantell, Commissioner ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Terry Morrow, Alt. Commissioner ☐ Randy Schwab
VOTE TO RECOMMEND APPROVAL	☒ APPROVED	☐ DENIED	VOTE: 6 - 0
COMMISSION ACTION - FINDINGS	MOTION		2ND
☒ ADOPT AS STATED ☐ ADOPT WITH REVISIONS	☐ Dave Ubel, Chair ☐ Jon Thoreson, Vice Chair ☐ Marie Drantell, Commissioner ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Terry Morrow, Alt. Commissioner ☐ Randy Schwab		☐ Dave Ubel, Chair ☒ Jon Thoreson, Vice Chair ☐ Marie Drantell, Commissioner ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Terry Morrow, Alt. Commissioner ☐ Randy Schwab
VOTE TO ADOPT FINDINGS OF FACT	☒ APPROVE	☐ DENIED	VOTE: 6 - 0

ADDITIONAL ITEMS

OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN MEETING	MOTION		2ND
7:41 PM	☐ Dave Ubel, Chair ☐ Jon Thoreson, Vice Chair ☐ Marie Drantell, Commissioner ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Terry Morrow, Alt. Commissioner ☐ Randy Schwab		☐ Dave Ubel, Chair ☐ Jon Thoreson, Vice Chair ☐ Marie Drantell, Commissioner ☒ Lloyd Hoffmann ☐ Justin Laven ☐ Terry Morrow, Alt. Commissioner ☐ Randy Schwab
VOTE TO ADJOURN MEETING	☒ PASS	☐ FAIL	VOTE: 6 - 0

DAVE UBEL, CHAIR		DATE	5/15/2023
SPENCER CRAWFORD, DEPUTY ZONING ADMINISTRATOR		DATE	5/15/2023



CONDITIONAL USE PERMIT

LEVEL 2 HOME OCCUPATION SALON

CHELSEY STEVENSEN

PLN23-06

**NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION**

SUBJECT:	Conditional Use Permit PLN23-06
APPLICANT:	Chelsey Stevensen
LANDOWNER:	Chelsey & Nicholas Stevensen
LOCATION:	Fleck's Subdivision Lot 4 Block 1, Section 35-110-030, in Courtland Township
PARCEL NO:	04.532.0040
EXISTING ZONING:	Conservancy, Urban/Rural Residential (R-1)
HEARING DATE:	05/15/2023
COUNTY BOARD DATE:	05/23/2023
60 DAYS FROM REQUEST:	05/27/2023

PROJECT DESCRIPTION

Request:

Chelsey Stevensen is requesting Conditional Use approval to operate a business, Nu Roots Salon, as a level 2 home occupation at 45402 Jeremy Drive. The salon would reside within a 420 square foot partition of a 30' x 50' proposed detached garage located in the rear yard of the home. The floor plan consists of a main room with a single chair and shampoo station, a bathroom, and a dispensary room containing a handwashing sink and inventory. Services offered include haircuts, hair coloring, waxing, and eyelash extensions.

Access & Parking:

Access to the salon consists of a dedicated driveway to the Township Road abutting the western property line, which has been approved by Courtland Township. The parking area is directly in front of the garage at the end of the driveway and includes one handicap stall.

Hours of operation:

The hours of operation would be from Monday-Friday 9 am to 5 pm, with occasional hours on Saturday from 8 am to 12 pm.

Anticipated Number of Trips Per Day:

The Applicant is expecting approximately 5 trips per day.

Septic:

The septic proposal consists of a 1,500 gallon holding tank, with an anticipated 6 gallons of wastewater per day. The tank would be pumped as needed. This meets the standards of Minnesota Administrative Rule 7081.0130 and the Zoning Ordinance.

Signage:

The Applicant is proposing an 18” x 24” ground mounted sign located outside of the right-of-way along Shady Lane.

Appearance:

The Applicant states they have not decided if the shed would have metal or vinyl siding. The metal siding would have a darker color whereas the vinyl siding would match the color of the home.

Landscaping:

The proposal is partially screened from neighbors and the road by dense evergreen trees in the north and south, scattered hardwood and evergreen trees to the west, and the home to the east. Some of the trees along the western property line will be removed for the driveway.

COUNTY STANDARDS

Nicollet County has standards for salons, home occupations, and accessory structures in the Urban/Rural Residential Zoning District:

706 Beauty Salons:***706.2 General Standards:***

1. The owner/operator shall comply with all local, state, and federal regulations in regard to beauty salons.
2. The owner/operator shall install a separate holding tank to collect hazardous waste produced from chemicals typically used in a salon.
3. An approved holding tank design and an onsite septic system design shall be on file in the Property Services Department.
4. The establishment shall have all the appropriate licenses needed in order to run a beauty salon.
5. Services shall only include: Permanents, tinting, coloring, cutting, shampooing, styling, and manicure/pedicure services.

The proposal appears to meet the standards as listed for beauty salons.

718 Home Occupations:

718.5 Level 1 Home Occupations in the R-1 and R-2 Residential Districts:

1. No more than one (1) person other than the permanent occupants of the dwelling shall be employed in conjunction with the home occupation.
2. The home occupation shall be incidental and subordinate to the use of the premises for residential purposes.
3. No more than twenty-five (25) percent of the gross floor area of the dwelling unit shall be used for the conduct of the home occupation.
4. There shall be no change in the outside appearance of the dwelling unit or the premises, or other visible evidence of the conduct of such home occupation, except as allowed in Section 735.7(2).
5. No noise, vibration, glare, fume, odor, or electrical interference detectable beyond the limits of the dwelling/house associated with that allowed uses in the district.
6. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street in other than the front yard.
7. No home occupation shall cause an increase in the use of any one (1) or more utilities (water, sewer, electricity, garbage) so that the combined total use for the dwelling and home occupation purposes exceeds the average for the residences in the neighborhood.

718.6 Level 2 Home occupations in the R-1 and R-2 Residential Districts:

1. The conduct of a home occupation may be carried on in an accessory building, with all the standards of a Level 1 Home Occupation in the R-1 and R-2 Districts in effect.

The proposal appears to meet the standards as listed for a home occupation. Staff recognizes the subjectivity of number 6 and 7, as the standard is based on what is typical for the neighborhood.

718 Accessory Uses:

703.1 Residential Districts:

1. No accessory building shall be located nearer the front lot line than the principal building on the lot.
2. No accessory building shall exceed the height of the principal building.

3. No accessory buildings shall exceed in total combined size the ground floor square footage of the principal building.

The proposed structure appears to meet all standards as listed.

SURROUNDING LAND USE

The surrounding land use is predominantly residential due to the lot being located in Flecks subdivision and the close proximity of Shady Brooke Acres. Beyond the subdivision, New Ulm Quartzite Quarries is located to the south along with farmland and bluff in all other directions.

NEIGHBOR NOTIFICATION

Property owners were notified of the proposal per the standards of Minnesota State Statute 394.26. Courtland 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 proposal appears to comply with all local and state standards.
 - No noise, vibration, glare, fume, odor, or electrical interference is anticipated.
 - The structure is partially screened from the street and neighboring properties.
 - The requested use will cause a small increase in neighborhood traffic.
- 2. The requested use will not create an unreasonably excessive burden on the existing roads or utilities.**
 - The business is expected to generate one bin of garbage per week and will use and estimated 6 gallons of water per day.
 - Electricity usage is not expected to be unreasonable.
 - The applicant is anticipating 5 business related trips to the property per day.
- 3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.**
 - The proposal is partially screened on all sides by the existing home and trees.

- The accessory structure containing the salon will predominantly appear as a large shed.
 - No noise, vibration, glare, fume, odor, or electrical interference is anticipated.
- 4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.**
- The proposal is screened on three sides by the existing home and trees.
 - The accessory structure containing the salon will predominantly appear as a large shed.
 - The size of the proposed signage along Shady Lane is 18” x 24”.
- 5. The requested use is consistent with the Nicollet County Land Use Ordinances.**
- The request appears to meet Nicollet County Zoning Ordinance Standards.
- 6. The requested use is not in conflict with the Nicollet County Comprehensive Plan.**
- The purpose of the Urban/Rural Residential District is to provide areas within the county where urban development can take place and where urban services can be readily extended and provided.
 - The Comprehensive plan states “a single-family residential home that also has a small in-home occupation (i.e., a business run from a home) would be classified as a residential land use, as the primary use is residential”.
- 7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.**
- No noise, vibration, glare, fume, odor, or general unsightliness is anticipated.
- 8. The requested use is reasonably related to the existing land use and environment.**
- The home occupation itself is not related to the surrounding land use. However, the business is subordinate and related to the residence, which defines the land use and is compatible with the surrounding environment. The home occupation is therefore related to the existing land use and environment provided it remains subordinate to the residence.
- 9. There are no apparent unreasonable health risks posed to neighbors or the public in general.**
- The proposal appears to comply with all local and state standards.
 - All waste from the salon will go into a holding tank.

- No noise, vibration, glare, fume, odor, or electrical interference is 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 proposal appears to comply with all local and state standards.
- All waste from the salon will go into a holding tank.
- No noise, vibration, glare, fume, odor, or electrical interference is anticipated.
- The applicant is anticipating 5 business related trips to the property per day.

STAFF RECOMMENDATIONS

1. The Applicant undertakes 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. The Applicant must obtain the appropriate zoning permits prior to construction.
4. The home occupation business must comply with all Minnesota Board of Cosmetology and Nicollet County Zoning regulations.
5. The home occupation must comply with the Americans with Disabilities Act (ADA).
6. The hours of operation shall be Monday through Friday, 9 am to 5 pm.

Applicant: Chelsey Stevensen
Landowner: Chelsey & Nicholas Stevensen

PLN23-06

ATTACHMENT A	Application
ATTACHMENT B	Documents Submitted by Applicant
ATTACHMENT C	Aerial Map
ATTACHMENT D	Location Map
ATTACHMENT E	Site Photographs
ATTACHMENT F	Neighbor Notification List
ATTACHMENT G	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: \$496.00

Map#: 1035400031
Parcel#: 04.532.0040
Permit#: [PLN23-06](#)
Date: March 27, 2023

Applicant: Chelsey Bode, Nu Roots, 45402 JEREMY DR, 45402 JEREMY DR MN 56073
Phone: 507 276 5106
Owner: Chelsey & Nicholas Stevensen, 45402 JEREMY DR, New Ulm MN 56073
Property Address: 45402 JEREMY, New Ulm MN 56073
Abbreviated Legal Description:
Township: Courtland

Record Type: Conditional Use

Category: Other

Project Description: Conditional Use Permit request for a home occupation salon in the R-1 Zoning District.

Planning Commission Hearing Date: 05/15/2023

Board of Commissioners Date: 05/24/2023


[Chelsey Bode Stevensen \(Mar 28, 2023 15:53 CDT\)](#)

APPLICANT SIGNATURE

Mar 28, 2023

DATE

ATTACHMENT A
Application

Nu Roots Business Plan 2023

General information about the business- Nu roots is currently a 2 person salon located in New Ulm. I am hoping with the new build to be a single owner operator salon. I offer services ranging from hair coloring and cuts to waxing and even eye lash extensions. I have been a business owner since 2019, but operating behind the chair since 2011.

Hours of operation- Hours will be from M-F 9 am to 5 Occasionally Saturday 8 am to 12 pm. Closed Sundays.

Number of employees- There will be one stylist which is myself.

Number of trips generated a day for business purposes- Approximately 5.

Expected business utility usage, I have a 5 gallon water heater and plan to use that if not less daily, so nothing extreme, I will most likely be 1 garbage bin a week , and my space is small so minimal electric. Heating and cooling will be controlled by a mini split unit.

Septic- The minimum holding tank size for a one chair salon is 1500 gallons or smaller actually however the company we are going with will be doing a 2000 gallon. On a typical day I will go through roughly 6 gallons or less of water.

There is no anticipated noise that will disrupt my neighborhood. As far as odor, I do not do any services that will have heavy odors filling my salon let alone affecting my neighbors. Electrical interferences will not be an issue, we currently have multiple neighbors with the same building style we are wishing to build and there are no issues. The building will also not create any dramatic glare, I have 1 large window in the front the rest of the smaller windows are on the back side facing our home.

Our blue print does not show our handicap accessible access but our contractors are very educated and aware of the 2010 ADA standards for accessibility, which you can see in the attached letter.



Name of Applicant: Chelsey Bode Stevenson Date: 1/10/23
Request: in home salon.

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.

yes, it is compatible

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

Correct, my business will use only one road in and out. There will also be No large vehicles or utility vehicles.

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

Correct, we have surrounding neighbors with same size shops/garages.

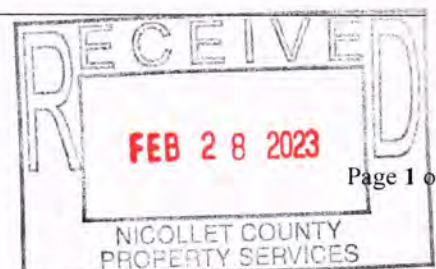
4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

Correct, our building will be matching aesthetically to our current home.

5. The requested use is consistent with the County Zoning Ordinance.

yes.

(Continued onto back)



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

Correct, it is not.

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

Correct, it will not.

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

Yes, it is an in home business with minimal traffic.

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

Correct, there are no risks to my neighbours

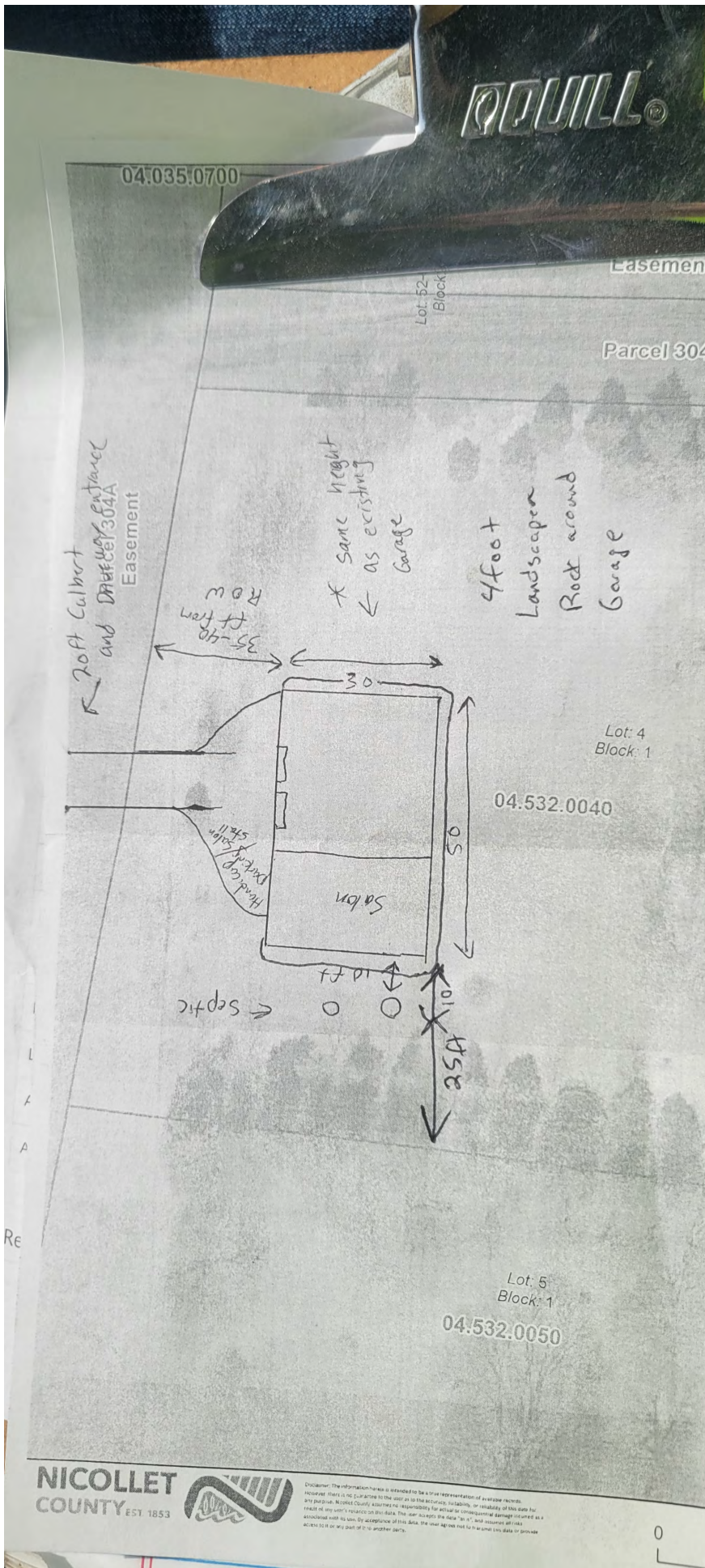
10. The requested use will/will not have an adverse effect upon public health, safety, and welfare due to the following other factors.

No, it will not.

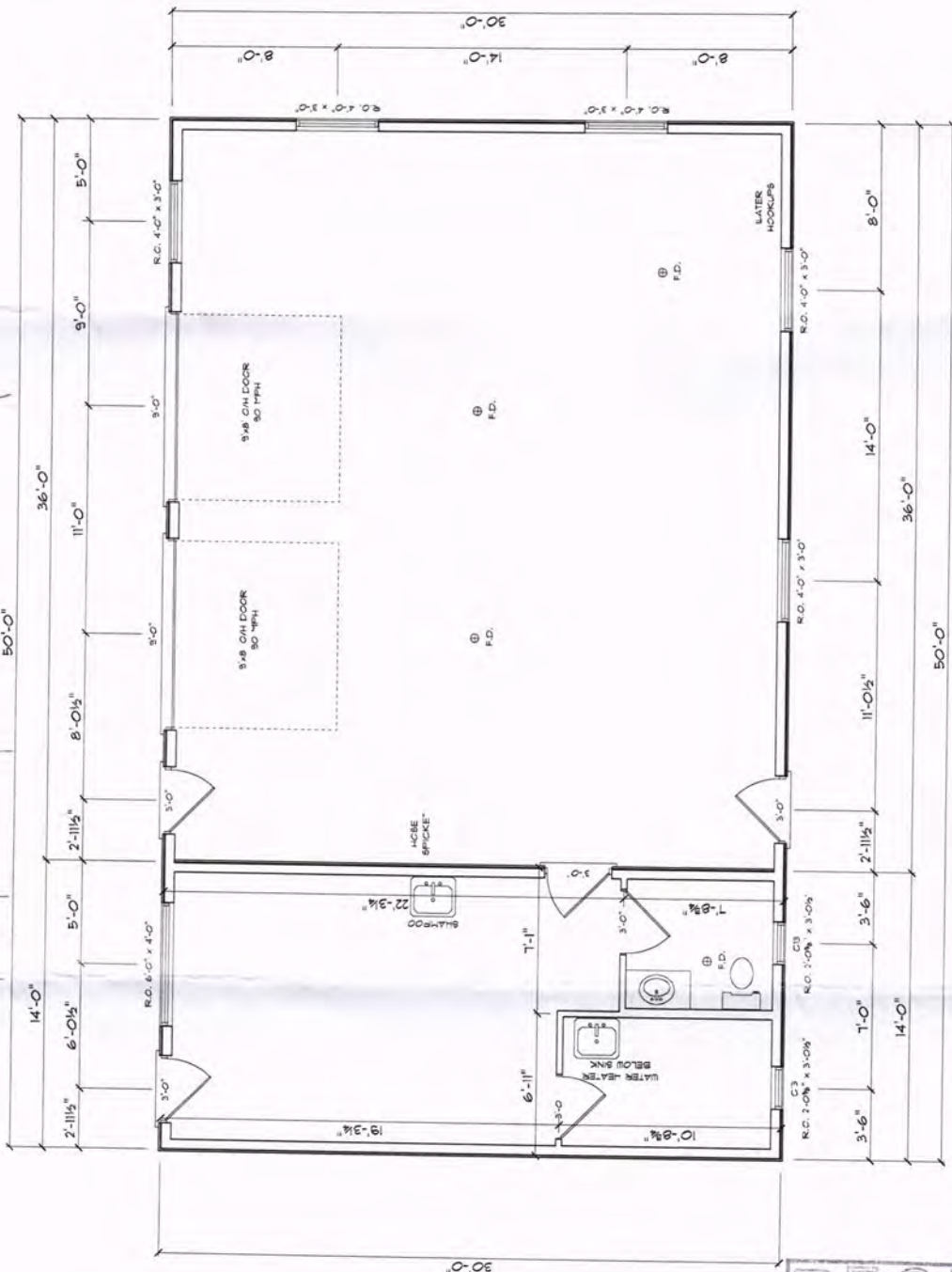
***A MAJORITY OF THE CUP CRITERIA MUST BE MET
IN ORDER FOR THE REQUEST TO BE APPROVED.***



Submitted Site Plan



Ug15



RECEIVED
FEB 28 2023
NICOLLET COUNTY
PROPERTY SERVICES

*** COPYRIGHT 2022 *** THIS IS A COPYRIGHTED PLAN AND IS "AS EXCLUSIVE PROPERTY OF BECLAE DESIGNS." TANYA HOFFMANN, LAFAYETTE, MN, ALL RIGHTS ARE RESERVED. IT MAY NOT BE USED BUILT FROM OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF TANYA HOFFMANN

PLANS FOR: STEVENSON SALON/SHOP

SCALE: 1/4" = 1'-0"

SIDELINE
DESIGNS
TANYA HOFFMAN

Phone: (503) 583-3623
Email: info@active.cc

DOI 10.1002/jbm.b

10/1/2010	10/1/2010
10/1/2010	10/1/2010

[illegible]

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陳麗貞 2017 年 4 月 15 日

[illegible]

RESEARCHER	
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CONSTRUCTION WARRANTY

CONSTRUCTION WARRANTY

Courtland Township
Application for Access Driveway Permit

Name of Applicant: Chelsey Stevenson
Address: 45402 Jeremy Dr
Phone: 507 276 5106
Name of Property Owner: Nick & Chelsey Steiner
Address: 45402 Jeremy Dr
Phone: 507 276 5106
Road Number: 45402 Township: Courtland
Section: _____ Range: _____
Location/description of proposed driveway: Backyard off new entrance
Number of present driveways to property: 1
Date proposed driveway will be needed: June 2023

I, the undersigned, shall indemnify & save harmless the Township of Courtland, its officers & employees from all suits, actions & claims of any character brought because of injuries or damages received or sustained by any person, persons or property on account of the operations of said driveway construction; or on account of or in consequence of any the neglect in safeguarding the work; the work operations or activities being inclusive of, but not limited to the construction of this driveway culvert & the construction of the driveway.

I, the undersigned, herewith make application for permission to construct the above access driveway in conformance with the below requirements of Courtland Township, as well as, any special provisions included in the permit. It is agreed that no work will be started until the permit is issued & that all work will be done to the satisfaction of a Courtland Township Supervisor.

Chelsey Stevenson
Signature

2-18-23
Date

AUTHORIZATION NOT COMPLETE UNTIL SIGNED BY TOWNSHIP SUPERVISOR.

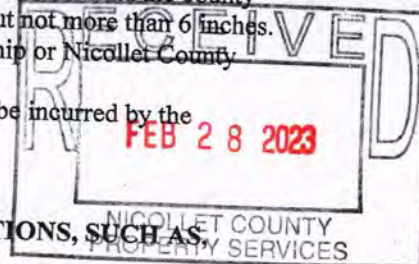
- 1) No work under this application is to be started until application is approved the permit issued.
- 2) Where work on traveled roadway is necessary, traffic must be protected: flags, flares & proper barricades must be placed in accordance with the standards of the MN Dept of Transportation.
- 3) No foreign material such as dirt, gravel or bituminous material shall be left or deposited on the road during the construction of driveway or installation of drainage facilities.
- 4) Roadside must be cleaned up after work is completed.
- 5) After driveway construction is completed, the permit holder shall notify a Courtland Township Supervisor that the work has been completed & is ready for final inspection & approval by Courtland Township.
- 6) No changes or alterations in entrances may be made at any time without written permission from the township.
- 7) Driveway fill slopes shall be construction 4:1 (4' horizontal to 1' vertical) where existing roadside slopes are 4:1 or better & shall be hand finished & seeded
- 8) Driveways shall be so constructed as to slope down & away from the shoulder line of the county highway for a distance of at least 15 feet with a fall of at least 3 inches but not more than 6 inches.
- 9) Culverts must be of steel construction and purchased through the Township or Nicollet County Public Works.
- 10) All expenses related to the culvert and construction of the driveway will be incurred by the applicant.
- 11) All work must be done pursuant to Minn. Stat. 160.18.

THIS APPLICATION MAY BE DENIED DUE TO SAFETY CONSIDERATIONS, SUCH AS POOR SIGHT DISTANCE OR POOR SLOPE TO THE SHOULDER LINE.

All work to be completed by _____ Applicant to purchase _____ x _____
culvert _____ aprons & _____ bands. \$ _____

Cory Hulbe
Courtland Township Supervisor

2-18-23
Date



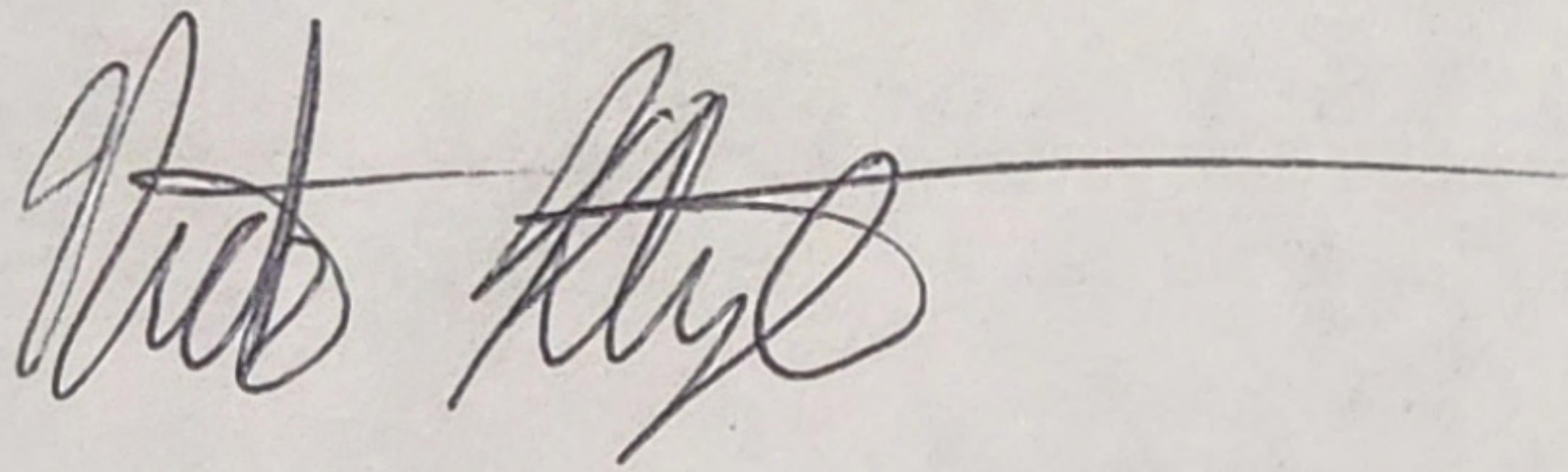
Nick and Chelsey Stevensen

I am aware of the 2010 ADA accessible standards and your structure will comply with them.

Nick Klingler

NJK Construction

507-276-6117

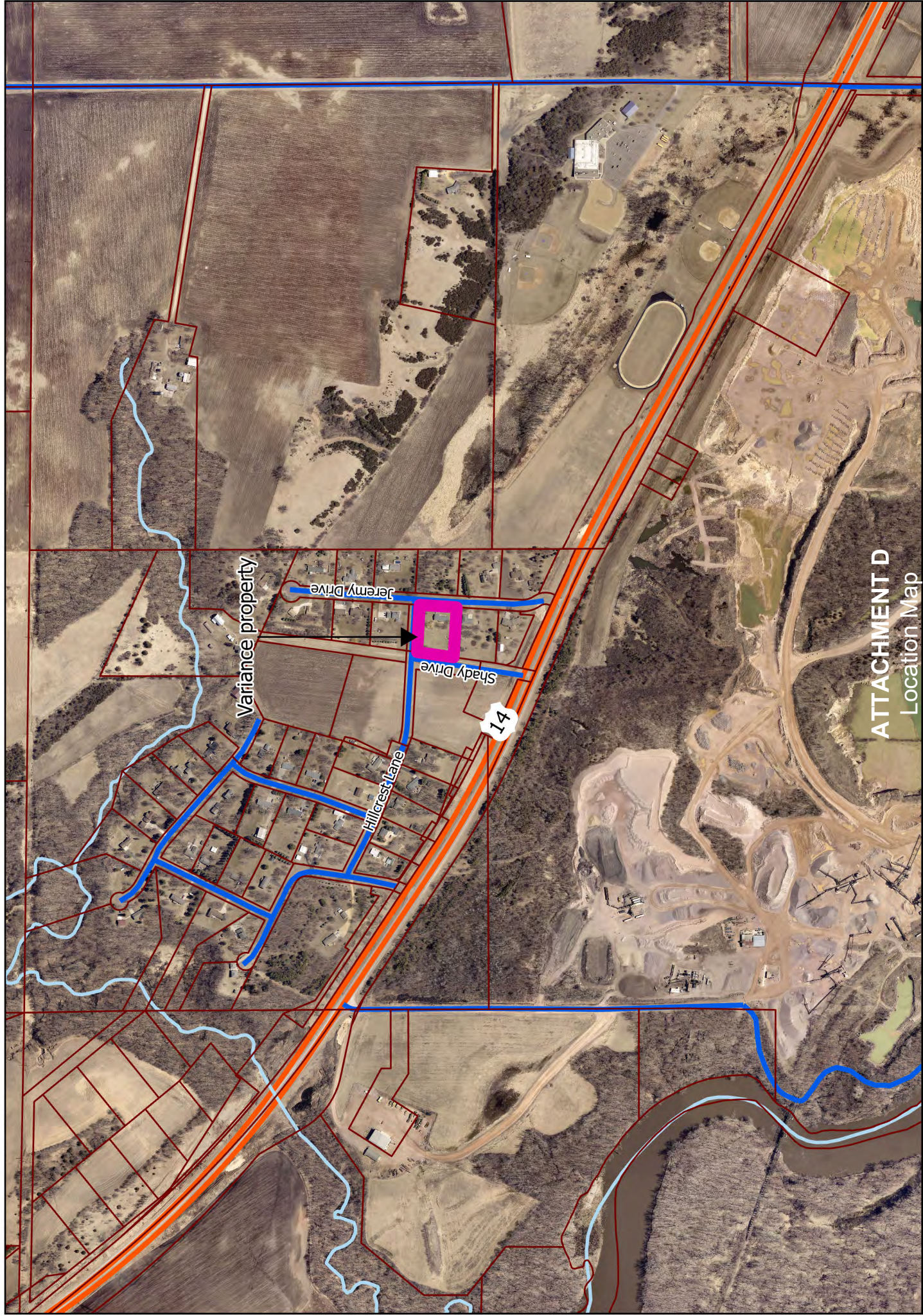
A handwritten signature in cursive script, appearing to read "Nick Klingler", is written over a horizontal line.

Nail Roots
Salon

Colors, cuts, waxing and lashes



ATTACHMENT C
Aerial Map



ATTACHMENT D Location Map



ATTACHMENT E
Site Photographs

DISPLAYNAME	MAILINGADDR	MAILINGCITYSTATEZIP
Randy & Kristine Waibel	45176 561St Ave	New Ulm, MN 56073
Shane & Keri Bradley	45233 Sunrise Dr	New Ulm, MN 56073
Mary Lade	56933 Brookview Ln	New Ulm, MN 56073
Daniel & Sheila Esser	56932 Hillcrest Ln	New Ulm, MN 56073
Wade & Velda Cordes	56936 Brookview Ln	New Ulm, MN 56073
Ricky & Susan Beise	56772 Us Highway 14	New Ulm, MN 56073
Scott & Kathy Hulke	45274 Sunrise Dr	New Ulm, MN 56073
Jeffrey & Wendy Bertrang	45493 Jeremy Dr	New Ulm, MN 56073
Alan & Susan Lamm	45200 Jeremy Dr	New Ulm, MN 56073
Curtis & Kristin Forbrook	45261 Jeremy Dr	New Ulm, MN 56073
Joshua Kalk	45205 Jeremy Dr	New Ulm, MN 56073
Leon & Mary Ludewig	45196 Sunrise Dr	New Ulm, MN 56073
Norman & Lisa Grathwohl	56998 Hillcrest Ln	New Ulm, MN 56073
David & Patrice Dittrich	45508 Jeremy Dr	New Ulm, MN 56073
Glen & Lauren Albrecht	56929 Hillcrest Ln	New Ulm, MN 56073
Juan & San Juana Arevalo	56963 Hillcrest Ln	New Ulm, MN 56073
Ronald & Carlotta Ohm	56947 Hillcrest Ln	New Ulm, MN 56073
Mary Waibel	45438 541St St	Courtland, MN 56021
Bryce & Taylor Kloeckl	45318 Jeremy Dr	New Ulm, MN 56073
Jose Arevalo	45323 Kohn Dr	New Ulm, MN 56073
Nicholas & Chelsey Stevensen	45402 Jeremy Dr	New Ulm, MN 56073
Patrick Mehlihop	45272 Jeremy Dr	New Ulm, MN 56073
Steven & Beth Nelson	45210 Jeremy Dr	New Ulm, MN 56073
Michelle & Marcel Hofmann	45228 Sunrise Dr	New Ulm, MN 56073
Dwight & Gretchen Shavlik	56977 Brookview Ln	New Ulm, MN 56073
Gary & Linda Watson	56944 Hillcrest Ln	New Ulm, MN 56073
Dennis & Sharon Nordby	45201 Sunrise Dr	New Ulm, MN 56073
Trevor Hillesheim	56956 Brookview Ln	New Ulm, MN 56073
Aaron & Leah Widmark	45309 Jeremy Dr	New Ulm, MN 56073
Daniel & Sheila Esser	56932 Hillcrest Ln	New Ulm, MN 56073
Douglas & Kathleen Lund	45541 Jeremy Dr	New Ulm, MN 56073
Minnesota Valley Lutheran High School	45638 561St Ave	New Ulm, MN 56073
David & Christene Rolloff	45452 Jeremy Dr	New Ulm, MN 56073
John & Diane Grejtak	56923 Hillcrest Ln	New Ulm, MN 56073
Tim Harmening, Courtland Township	43370 541st Ave	Courtland, MN 56021



PLANNING & ZONING ADVISORY COMMISSION CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant	Chelsey Stevensen	Hearing	May 15, 2023
Property Owner	Chelsey & Nicholas Stevensen	Continuation	N/A
File	PLN23-06	Commission Member	
Use Request	Conditional Use Permit request for a Level 2 Home Occupation salon in the Urban Rural/Residential & Conservancy Zoning Districts		

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 general welfare, public health and safety.

YES ☐ NO ☐ REASON: _____

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

YES ☐ NO ☐ REASON: _____

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

YES ☐ NO ☐ REASON: _____

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

YES ☐ NO ☐ REASON: _____

ATTACHMENT G
Criteria for Conditional Use Permit

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

YES ☐ NO ☐ REASON: _____

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

YES ☐ NO ☐ REASON: _____

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 ☐ REASON: _____

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

YES ☐ NO ☐ REASON: _____

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

YES ☐ NO ☐ REASON: _____

10. The requested use ____ have an adverse effect upon public health, safety and welfare due to the following other factors:

WILL ☐ WILL NOT ☐ REASON: _____

THE NICOLLET COUNTY PLANNING & ZONING ADVISORY COMMISSION

☐ RECOMMENDS APPROVAL OF THE REQUESTED USE

☐ RECOMMENDS DENIAL OF THE REQUESTED USE

THIS DECISION WAS BASED UPON

☐ Application

☐ Site visit

☐ Information received at public hearing

☐ Staff Report

☐ Pictures

Date: _____ Commission Member: _____

DRAFT



02/01/2023 - 04/30/2023 Permit Form

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
BLD23-00008	Structure Permit		46924 360TH ST GAYLORD, MN 55334	ECKBERG PAUL J & CONNIE J ECKBERG
BLD23-00010	Structure Permit	New 34' x 30' dwelling. Home is being moved in from another site.	0	JACQUET JEAN-HENRI PIERRE LOUIS
BLD23-00011	Structure Permit	Zoning Permit for two new structures (additions to the existing building), stormwater retention pond, overflow parking lot, and grading. The larger southwest addition is 33,194 square feet and includes a gym, commons area, and concessions. The smaller northern addition is 4,788 square feet and includes classrooms, a fitness space, restrooms, and showers. Bluff setback variance approved via PLN23-01.	45638 561ST AVE NEW ULM, MN 56073	MN VALLEY LUTH HIGH SCHOOL & ASSN
BLD23-00012	SSTS Compliance Inspection		39349 506TH ST NORTH MANKATO, MN 56003	CASTEEL ERIC J & ANGELA R CASTEEL
BLD23-00013	SSTS Compliance Inspection		49161 OLD RIVER BLUFF RD ST PETER, MN 56082	HIGH DONALD W
BLD23-00014	Structure Permit	New 66' x 88' x 18 machine storage shed.	37650 361ST AVE ST PETER, MN 56082	JASTER HELMUT
BLD23-00015	Renewable Energy Permit	New 60kW DC/ 38.5Kw AC small solar energy system. 2x30 500W Solar Modules. Fixed ground mount.	40231 455TH AVE NICOLLET, MN 56074	COMPART DUSTIN R & NATALIE C COMPART
BLD23-00016	Structure Permit	New 60' x 100' machine shed.	65550 366TH ST GIBBON, MN 55335	SCHWAB WILLIAM T LIVING TRUST
BLD23-00017	Structure Permit	New 16' x 16' porch & 20' x 30' garage addition.	39349 506th St North Mankato, MN 56003	Eric & Angela Casteel
BLD23-00019	Structure Permit	New 48' grain bin.	49287 475TH AVE NICOLLET, MN 56074	BRUNS STUART F & LUCY M BRUNS
BLD23-00020	Land Alteration Permit	Placing 92 cubic yards of gravel for the creation of a storage area. The gravel area is associated with CUP PLN20-11. No fill in floodplain or slopes greater than 12%.	47028 547TH LN COURTLAND, MN 56021	MICHALETZ PROPERTIES LLC
BLD23-00021	Structure Permit	Replacement 36' x 45' garage. Side/ front yard setback approved via PLN23-02.	51850 COUNTY ROAD 21 COURTLAND, MN 56021	BODE GREGG & LOIS BODE
BLD23-00022	Structure Permit	Replacement 30,000 gallon anhydrous ammonia storage tank. Approved via PLN22-12 & PLN22-13. Applicant must follow all CUP requirements.	37597 STATE HIGHWAY 22 ST PETER, MN 56082	FARMERS CO-OP OF LAFAYETTE
BLD23-00023	Structure Permit	63,205 Bushel replacement grain bin, two grain legs, and a grain receiving pit.	51174 376TH ST NEW ULM, MN 56073	PETERSON BRADLEY K & CATHY A PETERSON
BLD23-00024	SSTS Compliance Inspection		48804 506TH ST COURTLAND, MN 56021	SONNEK WILLIAM
BLD23-00025	Structure Permit	New 36' x 64' detached garage.	38311 TIMBER TRL ST PETER, MN 56082	LANGWORTHY PAUL A & DIANA M LANGWORTHY
BLD23-00026	SSTS Permit		36572 358TH ST ST PETER, MN 56082	JAEGER SCOTT & AMANDA JAEGER
BLD23-00028	Structure Permit	New 2,309 square foot dwelling.	0	SCHINDLE MATTHEW J & HEIDI K BALOUN
BLD23-00029	SSTS Permit	Replacement septic system for the main house	44562 COUNTY ROAD 15 NICOLLET, MN 56074	RODNING HAROLD & LOUISE RODNING TRUST
BLD23-00030	SSTS Permit	07.131.0805 and 07.131.0605- new house construction	State Highway 22 St. Peter, MN	Gary Miller
BLD23-00031	SSTS Permit		405th Ave North Mankato, MN 56002	Dalton & Kinzie Matthies
BLD23-00033	Structure Permit	New 40x 60 shed.	37173 615TH AVE NEW ULM, MN 56073	BAUER DANIEL H & MARY JO BAUER
BLD23-00035	SSTS Permit	replacement septic for a 3 bedroom house	38600 498TH ST N MANKATO, MN 56003	LOUCKS RICHARD D
BLD23-00036	SSTS Permit		35917 SCANDIA WOODS DR ST PETER, MN 56082	RUNDLE SARA & BRENT RUNDLE
BLD23-00037	SSTS Permit	Moving in a 3 bedroom house- needs new system	348th St Le Sueur, MN 56057	Pierre Louis Jacquet Jean-Henri
BLD23-00038	Structure Permit	24' x 80' grain receiving pit cover	0	GIESEKE ROBBY B
BLD23-00039	SSTS Permit	New system for new 6 bedroom house	Birch Bluff Dr North Mankato, MN 56003	Andrew & Sarah Herr
BLD23-00040	Sign Permit	New 911 Sign & Post for recently split hog barns.	MN	Kyle Compart
BLD23-00041	SSTS Permit	New 6 bedroom house septic system	400 Ln New Ulm, MN 56073	Paula Kral
BLD23-00042	SSTS Permit	Building new 4 bedroom house and septic system then tearing down old house	46924 360TH ST GAYLORD, MN 55334	ECKBERG PAUL J & CONNIE J ECKBERG
BLD23-00043	SSTS Compliance Inspection		39673 COUNTY ROAD 15 ST PETER, MN 56082	OLSEN DALE D
BLD23-00046	Fence Permit	New fence and hedges. See site plan for detail. The "finished side" of the fence shall face neighboring properties or the road.	42101 KERNS DR N MANKATO, MN 56003	HORN WENDELL & SHERI HORN
BLD23-00047	Renewable Energy Permit	New 12.8 kW ground mounted small solar energy system.	49619 443RD AVE N MANKATO, MN 56003	COX ADAM LEO
BLD23-00048	Structure Permit	New 33' x 56' accessory frame building.	39750 PLEASANT VIEW DR NORTH MANKATO, MN 56003	BURNETT BRUCE & JUDITH BURNETT
BLD23-00049	Structure Permit	New 35' x 45' detached garage. Setbacks verified via site visit. Parcel is now maxed on accessory square footage.	35571 398th Ln Saint Peter, MN 56082	Dale Chabot
BLD23-00050	Structure Permit	New 56' 44' detached garage.	MN	RJB Holdings
BLD23-00051	Structure Permit	New 29' x 34' home addition & 30' x 41' 8" garage/ office.	36572 358TH ST ST PETER, MN 56082	JAEGER SCOTT & AMANDA JAEGER
BLD23-00053	Structure Permit	New 60' x 104' x 18' machine shed.	0	BASTIAN STEVEN