



PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

SEPTEMBER 19, 2023

6:00 P.M.

NICOLLET COUNTY BOARD ROOM

ROLL CALL	COMMISSIONERS PRESENT	COMMISSIONERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	☒ Dave Ubel, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☒ Marie Dranttel, <i>Commissioner</i> ☒ Lloyd Hoffmann ☒ Justin Laven ☒ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab	☒ Spencer Crawford, Deputy Zoning Administrator (DZA) ☒ Roxann Klein, Assistant County Attorney (ACA) ☒ Shana Jackson, County Assessor (Assessor) ☒ Crystal Madden, Recording Secretary ☐ Other Staff: ☐ Other Staff:

REVIEW OF AGENDA

AGENDA ADDITIONS / DELETIONS

None.

APPROVAL OF AUGUST 21, 2023 MINUTES

MOTION

2ND

- ☒ APPROVE
☐ APPROVE WITH REVISIONS

- ☐ Dave Ubel, *Chair*
☒ Jon Thoreson, *Vice Chair*
☐ Marie Dranttel, *Commissioner*
☐ Lloyd Hoffmann
☐ Justin Laven
☐ Randy Schwab

- ☐ Dave Ubel, *Chair*
☐ Jon Thoreson, *Vice Chair*
☐ Marie Dranttel, *Commissioner*
☐ Lloyd Hoffmann
☒ Justin Laven
☐ Randy Schwab

VOTE TO APPROVE MINUTES

☒ PASS
 ☐ FAIL

VOTE: 6 - 0

PUBLIC APPEARANCES

No one was present to make a public appearance.

PUBLIC HEARINGS – CONDITIONAL USE

PLN23-11	APPLICANT/LANDOWNER: Ulland Brothers Incorporated
DESCRIPTION	Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel, with and operate a bituminous/concrete plant
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	Commission Chair Ubel visited the site. There was no contact with Commissioners from members of the public.
STAFF REPORT PRESENTED BY	DZA Crawford
APPLICANT TESTIMONY	Mitch Froehlich with Ulland Brothers Inc, 2501 East Main Street, Albert Lea, MN, was present and provided testimony.
PUBLIC TESTIMONY	No one was present to provide public testimony. Public comment was received before the hearing from Rachel Cunningham, 70 Shady Oak Drive, Courtland in opposition of the hours of operation before 6 am, and was read into the record by DZA Crawford.
COMMISSIONER DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place.
COMMISSION ACTION	MOTION 2ND

RECOMMEND APPROVAL WITH CONDITIONS, as recommended	☐ Dave Ubel, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab
VOTE TO RECOMMEND APPROVAL	☒ PASS	☐ FAIL
VOTE: 6 - 0		

PLN23-12	APPLICANT/LANDOWNER: Ulland Brothers Incorporated		
DESCRIPTION	Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel, and operate a bituminous/concrete batch plant		
CONFLICT OF INTEREST	None.		
SITE VISIT & PUBLIC CONTACT	Commission Chair Ubel visited the site. There was no contact with Commissioners from members of the public.		
STAFF REPORT PRESENTED BY	DZA Crawford		
APPLICANT TESTIMONY	Mitch Froehlich with Ulland Brothers Inc, 2501 East Main Street, Albert Lea, MN, was present and provided testimony.		
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.		
COMMISSIONER DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place.		
COMMISSION ACTION	MOTION	2 ND	
Choose an item.	☐ Dave Ubel, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab	
VOTE TO CHOOSE AN ITEM.	☒ PASS	☐ FAIL	VOTE: 6 - 0

PLN23-13	APPLICANT/LANDOWNER: Matt & Shari Brostrom / GP-75 LLC		
DESCRIPTION	Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel, and operate a to operate a hot mix plant		
CONFLICT OF INTEREST	Commissioner Dranttel abstained from this discussion due to conflict of interest.		
SITE VISIT & PUBLIC CONTACT	Commissioner Laven stated he visited the site "years ago". There was no contact with Commissioners from members of the public.		
STAFF REPORT PRESENTED BY	DZA Crawford		
APPLICANT TESTIMONY	Present to represent the applicant was Matt Brostrom, 805 W. Evenson Street, St. Peter, MN.		
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.		
COMMISSIONER DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place.		
COMMISSION ACTION	MOTION	2 ND	
RECOMMEND APPROVAL WITH CONDITIONS, as recommended	☐ Dave Ubel, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab	
VOTE TO RECOMMEND APPROVAL	☒ PASS	☐ FAIL	VOTE: 5 - 0

PLN23-14	APPLICANT/LANDOWNER: Matt & Shari Brostrom / Gulf Shore LLC		
DESCRIPTION	Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel, and operate a to operate a hot mix plant		

CONFLICT OF INTEREST	Commissioner Dranttel abstained from this discussion due to conflict of interest.		
SITE VISIT & PUBLIC CONTACT	Commissioner Laven stated he visited the site "years ago". There was no contact with Commissioners from members of the public.		
STAFF REPORT PRESENTED BY	DZA Crawford		
APPLICANT TESTIMONY	Present to represent the applicant was Matt Brostrom, 805 W. Evenson Street, St. Peter, MN.		
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.		
COMMISSIONER DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place.		
COMMISSION ACTION	MOTION	2ND	
RECOMMEND APPROVAL WITH CONDITIONS, as recommended	☐ Dave Ubel, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab	
VOTE TO RECOMMEND APPROVAL	☒ PASS	☐ FAIL	VOTE: 5 - 0

ADDITIONAL ITEMS			
OLD BUSINESS	Chair Ubel requested an update on PLN21-32. DZA Crawford provided the Commission an update.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN MEETING	MOTION	2ND	
8:00 PM	☐ Dave Ubel, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab	
VOTE TO ADJOURN MEETING	☒ CARRIED	☐ FAILED	VOTE: 6 - 0

SPENCER CRAWFORD, DEPUTY ZONING ADMINISTRATOR		DATE	10/16/2023
DAVE UBEL, CHAIR		DATE	10/16/2023