

PLANNING AND ZONING ADVISORY COMMISSION AGENDA

Date: October 16, 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: *September 19, 2023*
5. Public Appearances
6. **PUBLIC HEARING: PLN23-18**
 - Applicant: Zachary Swanson
 - Landowner: Robert Schuck
 - Request: Conditional use approval for a 12' x 32' hunting shack
 - Location: Government Lot 3, Section 20-110-28, in Granby Township
 - Parcel Number: 05.020.0700
7. Old Business
8. Other Business
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 COMMISSION REGULAR MONTHLY MEETING MINUTES

SEPTEMBER 19, 2023	6:00 P.M.	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 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	2 ND
☒ APPROVE ☐ APPROVE WITH REVISIONS	☐ 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 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	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: 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	2ND	
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	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

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
JUSTIN LAVEN, CHAIR			DATE



CONDITIONAL USE PERMIT

HUNTING SHACK

Zachary Swanson

PLN23-18

**NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION**

SUBJECT:	Conditional Use Permit PLN23-18
APPLICANT:	Zachary Swanson
LANDOWNER:	Robert Schuck
LOCATION:	Government Lot 3, Section 20-110-28, in Granby Township
PARCEL NO:	05.020.0700
EXISTING ZONING:	Shoreland, Special Protection
HEARING DATE:	10/16/23
COUNTY BOARD DATE:	10/24/23

REQUEST

Zachary Swanson is requesting conditional use approval to replace a hunting shack on property leased from Robert Schuck near Swan Lake.

ORDINANCE:

Several Ordinances apply to the proposal, including:

Nicollet County Zoning Ordinance Sections 611 & 719.
Nicollet County Shoreland Ordinance Sections 501 & 502.

The request appears to meet all standards, including setbacks.

PROJECT DESCRIPTION

The applicant leased the property in April of 2022, which at the time contained a dilapidated hunting shack in disuse. The old shack was dismantled and removed last October when a tree fell and destroyed the roof. There is a small shed near the old shack that was left intact and will remain.

The applicant wishes to place a 12' x 32' prefabricated structure in the general area of the old shack. He describes it as a pre-built barn cabin with two lofts, having a total height of 12.5 feet. The structure was constructed with skids for mobility, but it will be placed on concrete blocks and remain in the same location. There would be no running water, well, or septic system. A pit toilet would be utilized for the restroom facility.

EXISTING LAND USE

The lot is part of a cluster of shacks located in a wooded area on the eastern shore of Swan Lake. The approximately 165 acre property also contains a farm field and wetlands.

SURROUNDING LAND USE

The surrounding land use is predominantly the undeveloped wetland of Swan Lake. There are clusters of hunting shacks located to the north and southeast.

NEIGHBOR NOTIFICATION

Property owners were notified of the request per the standards of Section 505.3 of the Zoning Ordinance and Minnesota State Statute 394.26.

CONDITIONAL USE PERMIT CRITERIA

- 1. Given the nature of the land, the requested use is compatible with the general welfare, public health and safety.**
 - Hunting shacks are a conditionally permitted use in the Special Protection & Shoreland Zoning Districts.
 - The request appears to meet all standards and presents no apparent threat to the welfare, health, or safety of the public.
- 2. The requested use will not create an unreasonably excessive burden on the existing roads or utilities.**
 - Utility usage is expected to be typical for a hunting shack.
 - The use will generate a minimal amount of traffic.
- 3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.**
 - The request appears to meet all Zoning Ordinance standards in regard to its size, function, placement, and use.
 - There are other hunting shacks within the vicinity of the proposal.
- 4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.**

- The appearance of the shack is similar to those situated around it.
- The proposal meets height and size standards of the Zoning Ordinance.
- Hunting shacks are a conditionally permitted use in the Special Protection & Shoreland Zoning Districts.

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

- The request appears to meet all standards of the Nicollet County Zoning & Shoreland Ordinances.

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

- The comprehensive plan states:
 - Swan Lake is a very important resource for Nicollet County, both as a natural resource and as an element of its identity.
 - The lake and the surrounding area provide habitat for a variety of wildlife and natural resource areas.
 - Waterbodies can be negatively impacted by land use activities if regulations and protections are not properly managed.
- The proposal is not in conflict with the comprehensive plan as it appears to meet all Zoning & Shoreland regulations, thereby furthering the protection of Swan Lake and its associated wetland areas.

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

- No unreasonable noise, odor, glare, or general unsightliness is expected.

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

- Hunting shacks are a conditionally permitted use in the Special Protection & Shoreland Zoning Districts.

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

- The request appears to meet all county standards, and staff are unable to identify any potential health risks to neighbors or the public in general.

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 as proposed appears to meet County standards, with no apparent adverse effects to public health, safety, and welfare.

RECOMMENDATIONS

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. The structure shall not be relocated, moved, or altered without first obtaining a permit from the Nicollet County Property Services Department.
4. All vegetation alterations, grading, and filling shall comply with Nicollet County Shoreland Ordinance Section 503.
5. The Pit toilet shall be built according to Minnesota Pollution Control Agency and the Minnesota Department of Health standards, through the County sewage permit process.
6. Appropriate erosion control measures shall be installed and maintained throughout the construction process and until a permanent vegetative cover is established.

Applicant: Zachary Swanson
Landowners: Robert Schuck

PLN23-18

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



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

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

TOTAL FEES: \$496.00

Map#: 12-20-300-003

Parcel#: 05.020.0700

Permit#: PLN23-18

Date: 9/20/2023

Applicant: Zachary Swanson

Telephone: 952 221 8456

Owner: Robert Schuck

Property Address: TBD

Abbreviated Legal Description: GL 3, 20/110/28

Township: Granby Township

Zoning District(s): SPECIAL PROTECTION
SHORELAND

Record Type: Conditional Use Permit

Subtype: New

Category: Other

Description: Replacement Hunting Shack

G.C. Licence#: n/a

Job Cost: TBD

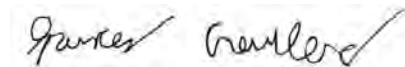
PERMIT EXPIRATION DATE: 9/20/2024


Zachary Swanson (Sep 20, 2023 16:30 CDT)

APPLICANT SIGNATURE

Sep 20, 2023

DATE



PROPERTY SERVICES

09/20/23

DATE

ATTACHMENT A

PLN23-18

Final Audit Report

2023-09-20

Created:	2023-09-20
By:	Spencer Crawford (Spencer.Crawford@co.nicollet.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAb9hT1yJBoarmvjvlq68TVBHOJT3Wh5y6

"PLN23-18" History

 Document created by Spencer Crawford (Spencer.Crawford@co.nicollet.mn.us)
2023-09-20 - 9:15:48 PM GMT

 Document emailed to zswan8285@gmail.com for signature
2023-09-20 - 9:16:19 PM GMT

 Email viewed by zswan8285@gmail.com
2023-09-20 - 9:28:51 PM GMT

 Signer zswan8285@gmail.com entered name at signing as Zachary Swanson
2023-09-20 - 9:30:21 PM GMT

 Document e-signed by Zachary Swanson (zswan8285@gmail.com)
Signature Date: 2023-09-20 - 9:30:23 PM GMT - Time Source: server

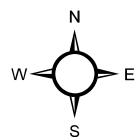
 Agreement completed.
2023-09-20 - 9:30:23 PM GMT



Attachment B Location Map



0 500 1,000 2,000 Feet



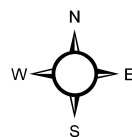
Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data. The user accepts the data "as is", and assumes all risks associated with its use. By acceptance of this data, the user agrees not to transmit this data or provide access to it or any part of it to another party.



Attachment C Aerial Map



0 25 50 100 Feet



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CONDITIONAL USE PERMIT APPLICANT QUESTIONNAIRE

PROJECT DESCRIPTION

Name of Applicant: _____ Date: _____

Request: _____

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.

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

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

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

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

(Continued onto back)

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

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

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

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

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



NIC_NULL

12.5 ft. tall
12 ft.
32 ft.
05.020.0700



N



0 15 30 60 Feet



NICOLLET
EST. COUNTY 1853

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SYRVEY IN THE S.W. 1/4 SEC. 20 AND S.E. COR. SEC. 19,
T. 110 N., R. 28 W., NICOLLET COUNTY, MINNESOTA

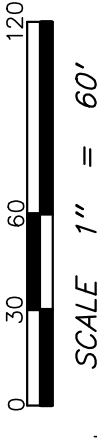
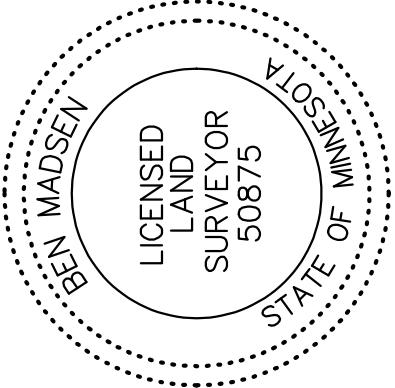
SWAN LAKE

SWAN LAKE

SWAN LAKE

X LAT 44.31274° LONG -94.23083°
N 269407.315 E 509380.861 Elev 984.37 +/-

ORDINARY HIGH WATER LEVEL
980.6 NGVD29 SOURCE: MN DNR LAKEFINDER
980.84 NAVD88



SCALE 1" = 60'

— DENOTES IRON MONUMENTS FOUND OR SET IN PREVIOUS SURVEYS.

— DENOTES IRON MONUMENTS SET & MARKED WITH REG. NO. 50875 UNLESS OTHERWISE SHOWN.

BEARINGS ARE ORIENTED TO THE NICOLLET COUNTY COORDINATE SYSTEM, NAD83 1996 ADJUSTMENT.

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

B. Madsen

BEN MADSEN

DATE: 08-23-2023 LICENSE NO. 50875

ZAC SWANSON

TEL: (507) 235-3780

PAGE NUMBER

1

FILE NO. 23287

DRAWN

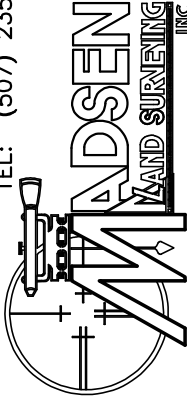
B.M.

CHECK

B.M.

SURVEY

BY NA



318 EAST BLUE EARTH AVENUE
FAIRMONT, MINNESOTA 56031

NOTE: No fieldwork was conducted as part of this survey. Contours as shown are based upon Lidar data made available from the MN DNR. The coordinate shown above was provided by the client. The purpose of this survey is to provide a map of that location. No fieldwork was conducted as part of this survey. The contours and elevations as shown should be considered approximate.



3 of 10



2 of 10





1 of 10





06 22 2023



06 22 2023

DISPLAYNAME	MAILINGADDR	MAILINGCITYSTATEZIP
SCHUCK ROBERT F	101 LOOKOUT LN	NEW ULM MN 56073-0716
NELSON THORILD & ARDITH REV LIV TRUST	45303 STATE HIGHWAY 99	NICOLLET MN 56074-4200
PALMQUIST GERALD & JOLEEN PALMQUIST	33066 460TH ST	KASOTA MN 56050
METZGER MICHELE M	43480 COUNTY RD 4	NICOLLET MN 56074
BOCK DANIEL & CRYSTAL L BOCK	43598 475TH AVE	NICOLLET MN 56074
ENTER IVAN H & JANINE ENTER	43522 475TH AVE	NICOLLET MN 56074
PAYNE SHIRLEY A	42768 FORT RD	SAINT PETER MN 56082
KROHN MARVIN E & LAURIE KROHN	43527 COUNTY ROAD 4	NICOLLET MN 56074
COMPART TIMOTHY G & SUSAN M COMPART	511 4TH ST PO BOX 101	NICOLLET MN 56074
KROHN LOUIS MARVIN	43027 475TH AVE	NICOLLET MN 56074
SCHUCK ROBERT	PO BOX 176	NEW ULM MN 56073
Bob Wills- Granby Township	41156 465th Ave	Nicollet, MN 56074



PLANNING COMMISSION

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant Zachary Swanson

Hearing October 16, 2023

Property Owner Robert Schuck

Continuation N/A

File PLN23-18

Commission Member

Use Request Conditional use approval to replace a hunting shack

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 public health, safety, and general welfare.

YES ☐ NO ☐ REASON: _____

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

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

ATTACHMENT G

YES ☐ NO ☐ REASON: _____

6. The requested use is not in conflict with the 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 adverse effect upon public health, safety and welfare due to the following other factors.

WILL ☐ WILL NOT ☐ REASON: _____

THE NICOLLET COUNTY PLANNING 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

SPECIAL CONDITIONS ARE LISTED ON THE RECORDED CONDITIONAL USE AND IN THE RECORD.

FACTS SUPPORTING THE ANSWER TO EACH QUESTION ABOVE ARE HEREBY CERTIFIED AS THE FINDINGS OF THE NICOLLET COUNTY PLANNING COMMISSION.

Date: _____ Commission Member: _____

09/01/2023 - 09/30/2023 Permit Form

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
BLD23-116	SSTS PERMIT	NEW SEPTIC SYSTEM FOR NEW 3 BEDROOM HOUSE	NOT YET ASSIGNED	DENNIS KITZBERGER
BLD23-141	STRUCTURE PERMIT	24' GRIAN BIN	43338 470TH ST, NICOLLET, MN 56074	JORDAN RUDENICK
BLD23-142	SSTS PERMIT	REPLACEMENT SEPTIC SYSTEM FOR A 4 BEDROOM HOUSE	39152 512TH ST, N MANKATO, MN 56003	KEENAN FREUNDL & HABIB SADAKA
BLD23-143	SSTS PERMIT	NEW SEPTIC FOR NEW 3 BEDROOM HOUSE	TBD	KENT & DANA STIEN
BLD23-144	STRUCTURE PERMIT	REPLACEMENT 3,072 SF DWELLING	38594 498TH ST N MANKATO, MN 56003	THOMAS GOETTLICHER
BLD23-145	STRUCTURE PERMIT	NEW 8,160 SF ACCESSORY STRUCTURE	38594 498TH ST N MANKATO, MN 56003	THOMAS GOETTLICHER
BLD23-146	STRUCTURE PERMIT	MOVING 1,008 SF ACCESSORY STRUCTURE	44322 STATE HIGHWAY 111, NICOLLET, MN 56074	PAUL HONKEN
BLD23-147	SSTS PERMIT	REPLACEMENT SEPTIC SYSTEM FOR 3 BEDROOM HOUSE	36007 571ST AVE, LAFAYETTE, MN 56054	RHILEY FLUEGGE
BLD23-149	STRUCTURE PERMIT	24' X 24' ACCESSORY STRUCTURE	44495 367TH AVE, ST. PETER, MN 56082	MARY & FRED KREYKES
FDL23-150	FEEDLOT CONSTRUCTION PERMIT	122' X 177' TOTAL CONFINEMENT BARN WITH UNDER BARN CONCRETE PIT	13.132.0800	CHUCK PETERS
BLD23-151	STRUCTURE PERMIT	122' X 177' TOTAL CONFINEMENT BARN WITH CONCRETE PIT. SEE PLN23-07	NOT YET ASSIGNED	PETERS FAMILY LLLP
BLD23-152	SSTS PERMIT	REPLACEMENT SYSTEM FOR A 4 BEDROOM HOUSE	36995 351ST LN, ST. PETER, MN 56082	MARK OSBORNE TRUST
BLD23-153	SSTS PERMIT	HOLDING TANK FOR HOG BARN SEWAGE	651ST AVE, GIBBON, MN 55335	JOHN & VALERIE RIEKE
BLD23-154	SSTS PERMIT	HOLDING TANK FOR SHOP	49661 350TH ST, LAFAYETTE, MN 56054	MARK LAGARE
BLD23-155	SSTS PERMIT	REPLACEMENT SEPTIC FOR A 2 BEDROOM HOUSE	52412 415TH AVE, NORTH MANKATO, MN 56003	DIANE SEVERTSON
BLD22-182	SSTS PERMIT	REPLACEMENT SEPTIC SYSTEM FOR A 3 BEDROOM HOUSE; REQUIRES VARIANCE	46500 US HIGHWAY 169, ST. PETER, MN 56082	MARJORIE CARLSON
BLD23-157	STRUCTURE PERMIT	NEW 30' X 30' GARAGE/ RAIN GARDEN. APPROVED VIA PLN23-10	41427 595TH LN, NEW ULM, MN 56073	DANIEL & JULIE LONG
PLN23-18	CONDITIONAL USE PERMIT	REPLACEMENT HUNTING SHACK	TBD	ROBERT SCHUCK
PLN23-20	VARIANCE	SEPTIC VARIANCE	46500 US HIGHWAY 169, ST. PETER, MN 56082	KEITH CARLSON TRUST
BLD23-158	SSTS PERMIT	TANK REPLACEMENT FOR A 2 BEDROOM HOUSE	42174 520TH ST., NORTH MANKATO, MN 56003	DAN & LAURA BULTMAN
BLD23-159	SSTS PERMIT	REPLACEMENT SEPTIC SYSTEM	45684 367TH ST., ST. PETER, MN 56082	TRAVIS OACHS
BLD23-160	SSTS PERMIT	REPLACEMENT SEPTIC FOR A 4 BEDROOM HOUSE	36483 631ST AVE, GIBBON, MN 55335	EUGENE RANWEILER
BLD23-161	STRUCTURE PERMIT	NEW 3003 SF DWELLING	NOT YET ASSIGNED	BENJAMIN SNEER
BLD23-162	SSTS PERMIT	REPLACEMENT SEPTIC SYSTEM FOR A 4 BEDROOM HOUSE	37080 COUNTY ROAD 4, LAFAYETTE, MN 56054	GARY HOPP
BLD23-165	SSTS PERMIT	NEW SEPTIC SYSTEM FOR A NEW 3 BEDROOM HOUSE	COUNTY ROAD 13, NORTH MANKATO, MN 56003	BEN AND ABBY SNEER