

PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

NOVEMBER 20, 2023	7:04 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 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, Zoning Administrator (ZA) ☒ John Zehnder, Zoning Administrator (ZA) ☒ Michelle Zehnder Fischer County Attorney (CA) ☒ Crystal Madden, Recording Secretary ☐ Other Staff: ☐ Other Staff:

REVIEW OF AGENDA	
AGENDA ADDITIONS / DELETIONS	Motion made by Commissioner Laven and seconded by Commissioner Schwab to accept a request to continue hearing PLN23-23 until the next scheduled meeting on Monday, December 18, 2023. Vote on the motion passed 6-0. PLN23-23 hearing is removed from tonight's agenda.

APPROVAL OF OCTOBER 16, 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
None.

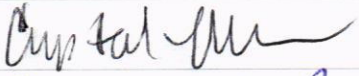
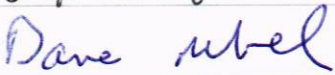
PUBLIC HEARINGS – CONDITIONAL USE		
PLN23-19	APPLICANT/LANDOWNER: Geldner Brothers Sand & Gravel, LLC	
DESCRIPTION	Three-year renewal of a mineral extraction permit to mine, crush, and stockpile gravel, with a hot mix plant within the Conservancy Zoning District.	
CONFLICT OF INTEREST	None.	
SITE VISIT & PUBLIC CONTACT	No Commissioners visited the site. There was no contact with Commissioners from members of the public.	
STAFF REPORT PRESENTED BY	ZA Zehnder	
APPLICANT TESTIMONY	Present to represent the application was Brett Geldner, 1132 Rabbit Road, St. Peter with Gelder Brothers Sand & Gravel LLC.	
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 amended	☐ 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

PLN23-21		APPLICANT/LANDOWNER: M.R. Paving / Ruth Rewitzer, Mary Henle & Doris Guemmer	
DESCRIPTION	Three (3) year review of their mineral extraction permit to mine, crush, stockpile, and process gravel, clay, and shale within the Conservancy Zoning District.		
CONFLICT OF INTEREST	None.		
SITE VISIT & PUBLIC CONTACT	Chair Ubel visited the site. There was no contact with Commissioners from members of the public.		
STAFF REPORT PRESENTED BY	ZA Crawford		
APPLICANT TESTIMONY	Present to represent the application was Adam Hoffmann, 2115 122 nd Street, Hanska with MR. Paving & Excavating.		
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 amended	☐ 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

PLN23-22		APPLICANT/LANDOWNER: M.R. Paving & Excavating / Tim Kohn	
DESCRIPTION	Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel within the Conservancy and Agricultural Preservation Zoning District.		
CONFLICT OF INTEREST	None.		
SITE VISIT & PUBLIC CONTACT	Chair Ubel visited the site. There was no contact with Commissioners from members of the public.		
STAFF REPORT PRESENTED BY	ZA Zehnder		
APPLICANT TESTIMONY	Present to represent the application was Adam Hoffmann, 2115 122 nd Street, Hanska with MR. Paving & Excavating.		
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 amended	☐ 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

ADDITIONAL ITEMS			
OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	Commissioner Laven expressed his concern that halfway houses are not permitted by the County. ZA Crawford advised that staff will provide an update at the next hearing. ZA Crawford advised the Board that the 2024 hearing schedule will be set next year.		
MOTION TO ADJOURN MEETING	MOTION	2 ND	
08:40 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
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CRYSTAL MADDEN, RECORDING SECRETARY		DATE	12/18/2023
DAVE UBEL, CHAIR		DATE	12/18/2023