

PLANNING & ZONING COMMISSION AGENDA

Date: February 26, 2024

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:
mn-nicolletcounty.civicplus.com/AgendaCenter

Questions or comments regarding the meeting can be directed to the Nicollet County Property Services Department by calling 507-934-7070, or by email to niccopermitapps@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Silence Your Cell Phone
4. Review of Cancellations and Additions
5. Approval of Minutes: *January 22, 2024*
6. Public Appearances
7. **PUBLIC HEARING: PLN24-04**
 - Applicant: Keith Olson with Mathiowetz Construction
 - Landowner: Sheri Hulke
 - Request: 3-year Mineral Extraction Conditional Use Permit Renewal
 - Location: Part of the Northeast ¼ of the Northeast ¼ of Section 16-109-29 in Courtland Township
 - Parcel Number: 04.316.0300
8. Review Permits
9. Old Business
10. Other Business
11. Communications
12. 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

JANUARY 22, 2024	7:22 PM	COUNTY BOARD ROOM
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ROLL CALL	COMMISSIONERS PRESENT	COMMISSIONERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☒ Dave Ubel, <i>Chair</i> ☒ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☒ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☒ Spencer Crawford, Zoning Specialist (ZS) ☒ John Zehnder, Zoning Specialist (ZS) ☒ Michelle Zehnder Fischer, County Attorney (CA) ☒ Crystal Madden, Recording Secretary ☐ Other Staff:

REVIEW OF CANCELLATIONS & ADDITIONS	The Commission elected the 2024 Planning Commission Chair and Vice Chair officer positions. Commissioner Ubel was nominated for Chair, which passed with a vote 4-0. Commissioner Thoreson was nominated for Vice Chair, which passed with a vote 4-0.
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APPROVAL OF DECEMBER 18, 2023 MINUTES	MOTION	SECOND
APPROVE	☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>
VOTE TO APPROVE MINUTES	☒ PASS ☐ FAIL	VOTE: 4 - 0

PUBLIC APPEARANCES
None.

CONDITIONAL USE PUBLIC HEARINGS	
PLN24-02	APPLICANT/LANDOWNER: Mark Butler with Minnesota Paving and Materials / New Ulm Quartzite Quarries, Inc.
DESCRIPTION OF REQUEST	Three (3) year review of their Mineral Extraction Permit to mine, crush, process, and stockpile quartzite, along with operating multiple hot mix plants and a concrete batch plant in the Conservancy and Limited Industry Zoning Districts.
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	Chair Ubel and Vice Chair Thoreson visited the site. Chair Ubel received comment from Courtland Township expressing concern with ditch sediment. Vice Chair Thoreson received comment from Jason Enter at 57108 422 nd Street, New Ulm, who expressed concern with smoke and fumes in 2023.
STAFF REPORT PRESENTED BY	ZS Crawford
APPLICANT TESTIMONY	Present to represent the application was Mark Butler with Minnesota Paving and Materials located at 1905 3 rd Avenue, Mankato
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	MOTION		SECOND
RECOMMEND APPROVAL with conditions, as recommended by Staff	☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☒ Kurt Zins, <i>Commissioner</i>		☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>
COMMISSION ACTION – VOTE ON MOTION			
RECOMMEND APPROVAL with conditions, as recommended by Staff	☒ PASS	☐ FAIL	VOTE: 4 - 0
COMMISSION ACTION – ADOPT FINDINGS	MOTION		SECOND
ADOPT THE FINDINGS OF THE FACT AS STATED	☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>		☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>
VOTE TO ADOPT THE FINDINGS OF FACT	☒ PASS	☐ FAIL	VOTE: 4 – 0

ADDITIONAL ITEMS			
OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
ADJOURN MEETING	MOTION		SECOND
08:08 PM	☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>		☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☒ Kurt Zins, <i>Commissioner</i>
VOTE TO ADJOURN MEETING	☒ CARRIED	☐ FAILED	VOTE: 4 – 0

SPENCER CRAWFORD, ZONING SPECIALIST		DATE	2/26/2024
DAVE UBEL, CHAIR		DATE	2/26/2024



CONDITIONAL USE PERMIT

MINERAL EXTRACTION PERMIT RENEWAL

Mathiowetz Construction/ Sheri Hulke

PLN24-04

**NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION**

SUBJECT	Conditional Use Permit PLN24-04
APPLICANT	Keith Olson with Mathiowetz Construction
LANDOWNER	Sheri Hulke
LOCATION	Part of the Northeast ¼ of the Northeast ¼ of Section 16-109-29 in Courtland Township
PARCEL NO	04.316.0300
EXISTING ZONING	Agricultural Preservation & Conservancy
HEARING DATE	02/26/2024
COUNTY BOARD DATE	03/12/2024
60 DAYS FROM REQUEST	04/02/2024

REQUEST

The Applicant is requesting a three (3) year review of their Conditional Use Permit to mine, crush, and stockpile gravel.

ORDINANCE:

Mineral extraction operations are required to renew their conditional use permit every three (3) years per Nicollet County Zoning Ordinance 724.2 (3).

PROJECT DESCRIPTION:

Operations:

The 10.8-acre open pit mine is owned by Sheri Hulke and leased to Mathiowetz Construction, who mine, store, and process gravel on site. Recycled concrete and bituminous materials are also stored for future mixing with mined material. The pit is not currently active; mining and processing take place as needed depending on demand, and the applicant states that no material has been removed over the past three years. Future mining will occur on the eastern part of the property which contains viable sand and gravel deposits.

The pit appears to have encroached on the front and rear yard setback outlined in Nicollet County Zoning Ordinance 724.5. It is not known when the encroachment took place, but aerial imagery

indicates that it was before 1991. Staff have included a recommended condition that all future mining operations must meet the required setbacks.

Access:

The site has direct access to 506th street via a path leading down into the pit.

Bond Requirements:

The applicant has a continuous bond on file in the amount of \$15,000. The bonded amount will need to be increased to \$27,000 to cover the 10.8 acres that have been mined but not reclaimed. The bond amount is \$2,500 per acre, as the pit predates the 2014 mineral extraction Ordinance Amendment requiring \$5,000 per acre.

Hours of Operation:

Operations occur May 1st through December 20th, 7 am to 7 pm.

Dust, Noise, & Odor Control:

Dust is controlled by spraying water on the roads as needed. Noise is not expected to be unreasonable and is somewhat dampened by the berms. This site is not permitted for a hot mix plant and no atypical odor is expected.

Reclamation Plan:

The applicant has a reclamation plan on file which shows the end use of the pit as wildlife habitat. The final grade of the slopes is expected to be 3:1, but the applicant notes this may be adjusted to match the adjacent Nicollet County gravel pit. Nicollet County Zoning Ordinance 724.6 (11) D requires a final slope no steeper than 3:1, unless special consideration is needed and approved by the Board.

EXISTING LAND USE

The 165-acre property is situated along the Minnesota River and contains a gravel pit, homesite, farmland, and forest. The gravel pit is located on the northern part of the property above 506th Street.

SURROUNDING LAND USE

The surrounding land use is varied with the Minnesota River to the south; the City of Courtland to the West; farmland to the North; and the Nicollet County gravel pit to the east.

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.

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.

- Mineral extraction is a conditionally permitted use in the Agricultural Preservation & Conservancy Zoning Districts.
- The gravel pit has operated at this location since 1982 with no known adverse effects to public health, safety, and general welfare.
- The pit must follow all local, state, and federal standards, including those from the Minnesota Pollution Control Agency.

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

- The applicant states that all vehicles leaving the pit will comply with road weight restrictions.
- Unreasonable utility usage is not expected.

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

- The pit appears to be similar to other nearby gravel operations and is partially screened by berms.
- The Applicant has a procedure in place to handle and resolve complaints.
- An end use plan is on file, and the Applicant will be required to restore the property when extraction operations cease.

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

- The operation appears to be typical for mines within the county.

- The pit is somewhat screened from the surrounding uses by berms and vegetation.

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

- The request meets the applicable standards and requirements found in Sections 505, 602, 603, and mostly 724 of the Zoning Ordinance for mineral extraction Conditional Use Permits.
- The pit may encroach on the front and rear setbacks outlined in Nicollet County Zoning Ordinance 724.5. The date of the encroachment is unknown, but it appears to have happened before 1991. The permit has been renewed several times since then.

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

- The Comprehensive Plan states:
 - The aggregate industry provides vital jobs for residents and revenue for local businesses.
 - That Nicollet County will continue to work with aggregate businesses, such as this one, to ensure that these operations can continue in a sustainable and environmentally friendly manner.

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

- The operation must follow all federal, state, and local standards.
- No blasting takes place on site, water is used to control dust, the hours of operation are typical, and the site is not permitted for a hot mix plant.

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

- The request is a renewal and does not change the existing land use. No expansion of the pit beyond what is already permitted is proposed.
- Mineral extraction is a conditionally permitted use in the Conservancy and Agricultural Preservation Zoning Districts.

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

- The operation appears to be typical of gravel mines in the County.
- The applicant must continually comply with local, state, and federal standards.
- The site maintains a National Pollutant Discharge Elimination System permit from the Minnesota Pollution Control Agency.

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 is a renewal which does not appear to present any adverse effects to public health, safety, and welfare.

STAFF RECOMMENDATIONS

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.
2. The permit will be periodically reviewed by the county to ensure compliance with the permit and permit conditions.
3. 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.
4. The conditional use permit to mine, crush, and stockpile gravel shall be reviewed in February of 2027.
5. Dust control measures shall be used as needed.
6. The applicant must maintain the quality of the township road and repair any defects resulting from the gravel hauling or gravel mining operation. The Courtland Township Board shall be consulted in the event of needed repair.
7. The applicant shall maintain a bond or letter of credit in the amount of \$2,500 per actively mined but not yet reclaimed acre. A continuation certificate of the bond shall be sent to Property Services with no lapse in time during the course of this permit.
8. No mining activity or storage of material shall take place within the setbacks as outlined in Nicollet County Zoning Ordinance 724.5.

Applicant: Mathiowetz Construction
Landowner: Sheri Hulke

PLN24-04

ATTACHMENT A	Application
ATTACHMENT B	Submitted by Applicant
ATTACHMENT C	Location Map
ATTACHMENT D	Site Photographs
ATTACHMENT E	Neighbor Notification List
ATTACHMENT F	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

Parcel#: 04.316.0300

Permit#: PLN24-04

Date: 2/1/2024

Applicant: KEITH OLSON- MATHIOWETZ CONSTRUCTION

Telephone: 507 794 6953 EX 722

Owner: SHERI HULKE

Property Address: 51771 CO RD 21, COURTLAND, MN 56021

Abbreviated Legal Description: NENE 16-109-29 N OF RD

Township: Courtland Township

Zoning District(s): CONSERVANCY

Hearing Date: Monday, February 26, 2024

Record Type: Conditional Use Permit

Subtype: Renewal

Category: Other

Description: THREE YEAR MINERAL EXTRACTION RENEWAL

Copies of the meeting agenda and packet are available on the Nicollet County website: co.nicollet.mn.us/AgendaCenter

Questions regarding the hearing can be directed to:

Spencer Crawford

Phone: 507-934-7071

Email: Spencer.Crawford@co.nicollet.mn.us

Keith M Olson
Keith M Olson (Feb 2, 2024 13:49 CST)

APPLICANT SIGNATURE

Feb 2, 2024

DATE

Spencer Crawford
PROPERTY SERVICES

02/01/24

DATE

ATTACHMENT A
Application

PLN24-04 App

Final Audit Report

2024-02-02

Created:	2024-02-02
By:	Spencer Crawford (Spencer.Crawford@co.nicollet.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAconb147Rh_b8eWLYjw8Z-pna_RD3d12u

"PLN24-04 App" History

-  Document created by Spencer Crawford (Spencer.Crawford@co.nicollet.mn.us)
2024-02-02 - 7:47:54 PM GMT
-  Document emailed to keitholson@mathiowetzconst.com for signature
2024-02-02 - 7:48:21 PM GMT
-  Email viewed by keitholson@mathiowetzconst.com
2024-02-02 - 7:48:51 PM GMT
-  Signer keitholson@mathiowetzconst.com entered name at signing as Keith M Olson
2024-02-02 - 7:49:41 PM GMT
-  Document e-signed by Keith M Olson (keitholson@mathiowetzconst.com)
Signature Date: 2024-02-02 - 7:49:43 PM GMT - Time Source: server
-  Agreement completed.
2024-02-02 - 7:49:43 PM GMT



MINERAL EXTRACTION CHECKLIST

The following information is required to be provided for a conditional use permit application. Additional information may be required, as determined necessary by the Zoning Administrator and per Section 724 of the Zoning Ordinance.

NUMBER OF ACRES AS FOLLOWS:

10.8 Acres being mined or used for mining purposes (stockpiles, equipment storage, haul roads, etc).

10.8 Acres permitted and remaining to be mined in future phases.

0 Acres where land reclamation has occurred.

0 Acres not permitted to be mined (non-mining related acres).

165.3 Total acreage of property.

TONNAGE OF MATERIAL REMOVED:

0 Tons of material removed from site over the past three (3) years, or since last permit renewal date.

Include a copy of the renewed **BOND** or **LETTER OF CREDIT** for the site. Continuation letters must to be sent to the Property Services Office on years when the permit is not scheduled for renewal.

PLEASE PRINT:

Property Owner: Sheri L. Hulke

Owner's Address: 51771 County Road 24 Courtland, MN 56021

Contractor working the site: Mathiowetz Construction

Contractor's address: 30676 County Rd 24 Sleepy Eye, MN 56085

Contractor's phone number: 507-794-6953

Date: Jan 31st, 2024

Applicant (Landowner or Contractor) Signature: [Signature] Keith M. Olson

Parcel No. 04, 316, 0300

Map No. _____

Revised 11-29-18 JH

ATTACHMENT B
Submitted by Applicant

Mission Statement

Providing efficient services
with innovation and accountability.

**Leadership. Efficiency.
Accountability. Innovation.
Integrity.**

Vision Statement

Setting the standard for providing superior and
efficient county government services through
leadership, accountability and innovation to a
growing and diverse society.



Construction Company

In All We Do, We Build It Right!!

30676 County Road 24
Sleepy Eye, MN 56085

(507) 794-6953 / (507) 794 3514 Fax
Visit us at: www.mathiowetzconst.com

January 31, 2024

To: Property and Public Services Department
Attn Planning and Zoning
501 South Minnesota Street
St. Peter, MN 56082

From: Sheri Hulke
51771 County 21
Courtland, MN 56021

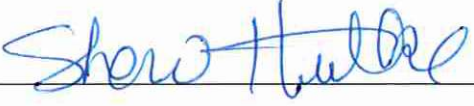
Permitting Hulke sand and gravel pit

E1/2 of the NE1/4 of Section 16-109-29 in Courtland Township, Nicollet
County, MN

To whom it may concern;

I have reviewed and approve the plan and documents complied by
Mathiowetz Construction concerning the re-permitting of the pit located on
my property in the above-described location in Nicollet County near
Courtland.

Signed,
Sheri Hulke

 Date 1-31-24

Keith Olson
Technical Specialist
Mathiowetz Construction
30676 County 24
Sleepy Eye, MN 56085
keitholson@mathiowetzconst.com
507-794-6953 X722

Hulke Pit Aerial View

1/30/24
K.O.

Property

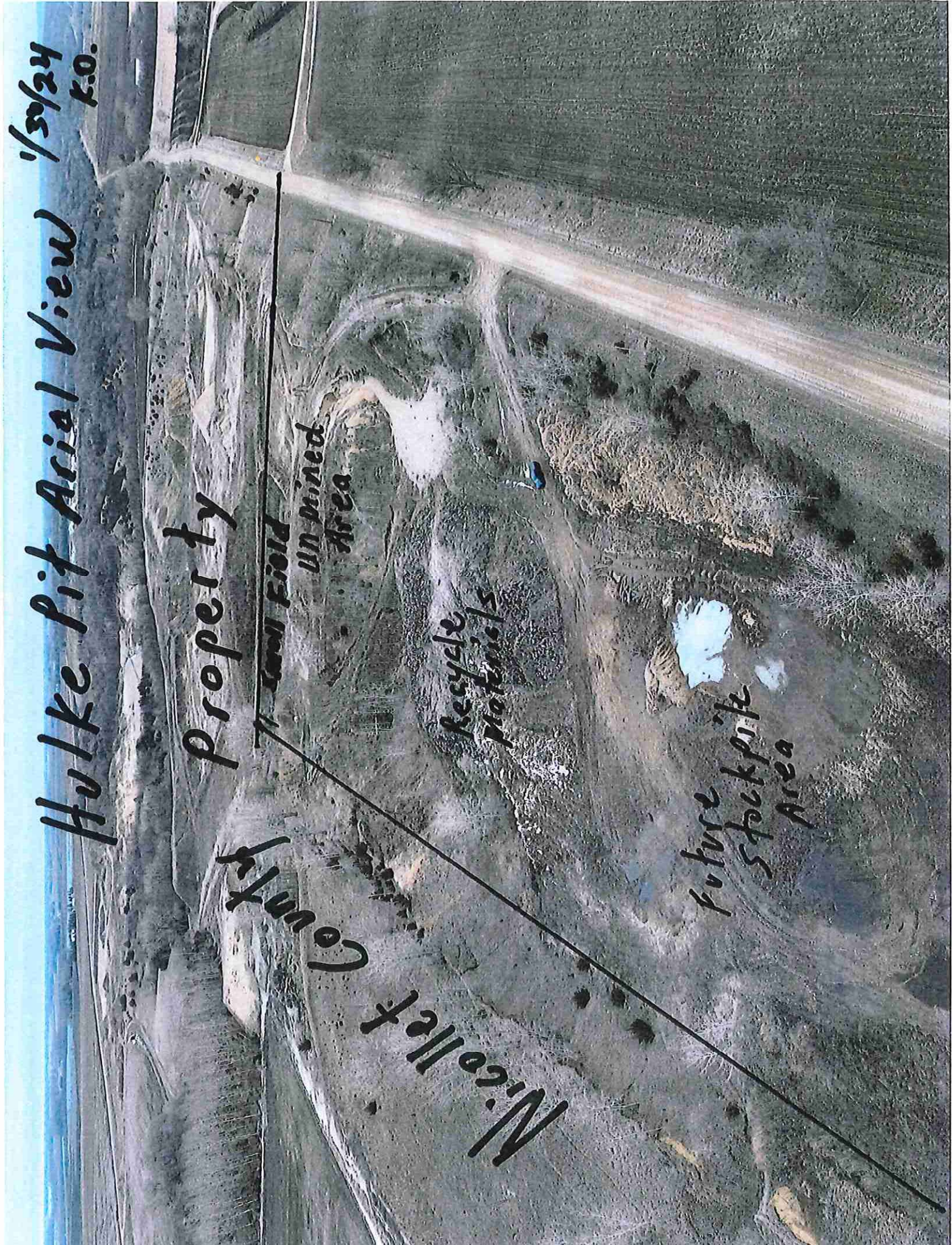
Nicolet
County

17000 Field

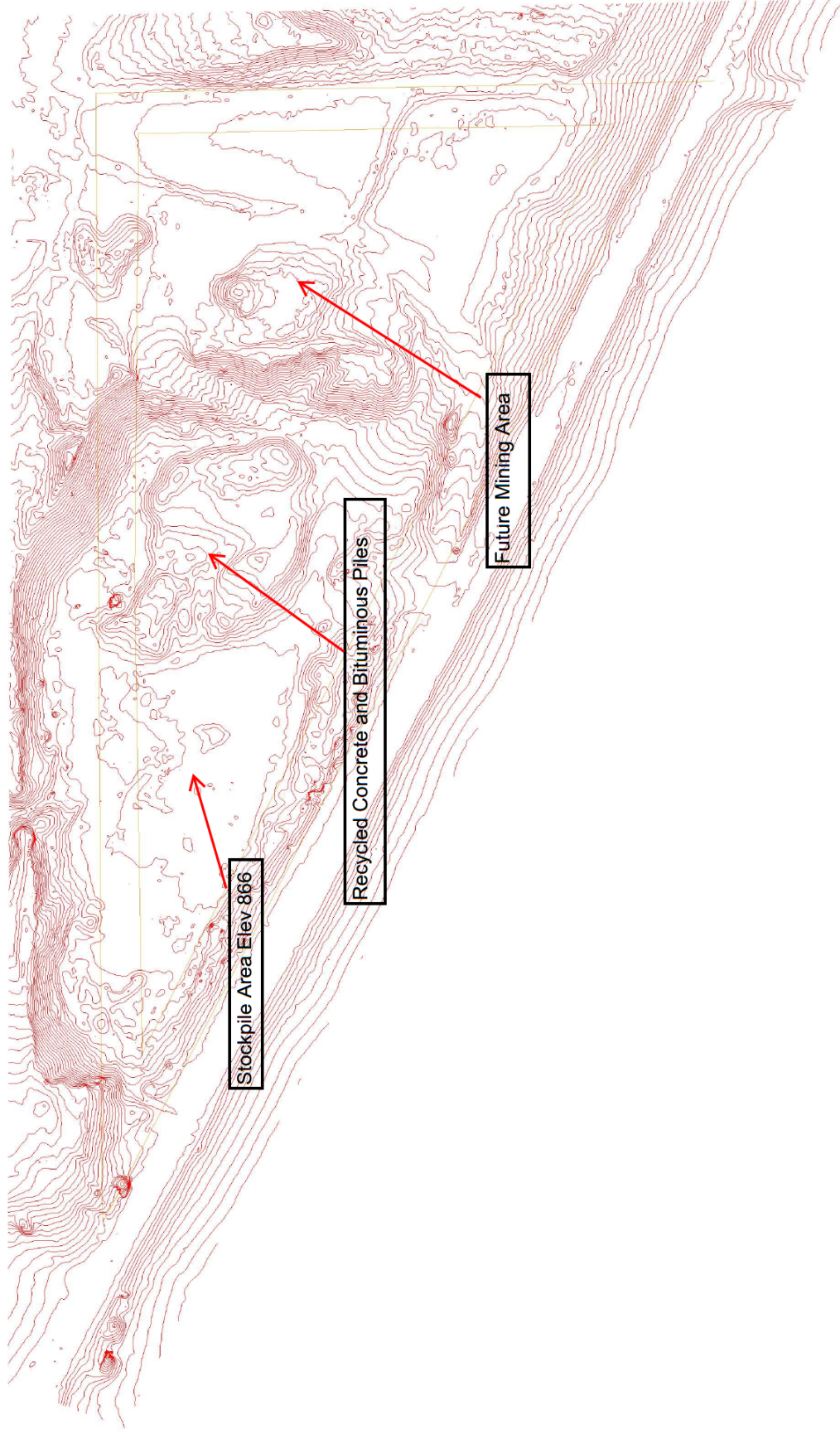
unmined
Area

Recycle
materials

future
stockpile
Area



Hulke Pit Existing Conditions 2024





Construction Company

In All We Do, We Build It Right!!

30676 County Road 24
Sleepy Eye, MN 56085

(507) 794-6953 / (507) 794 3514 Fax
Visit us at: www.mathiowetzconst.com

April 14, 2017 (amended Feb 1st, 2024)

Reclamation Plan for Hulke sand and gravel pit

E1/2 of the NE1/4 of Section 16-109-29 in Courtland Township, Nicollet
County, MN

Description:

South Property Line will be finished with a 3:1 slope minimum along township road

North and East sides are currently designed with a 2:1 slope. It is anticipated that Mathiowetz Construction will coordinate with the County Highway Department to bring both sides of the property line down to a matching level and both parties would remove the maximum amount of material. We request a variance to use 2:1 slopes on the North and East sides for the duration of this permit with an opportunity to amend it to 3:1 should the County abandon or sell the property.

Note: due to the angle of the property and the township road, there are only 3 sides to this property as the north property line ties in with what we are describing as the south property line on the west side

Any topsoil that is present in the area prior to mining will be saved and placed on slopes when completed and prior to seeding

All slopes will be seeded with a MNDOT 25-141 seeding mix and mulched when complete.

No surface water will be leaving the site by surface drainage design; it will dissipate through natural vertical drainage. No drainage reaches a water of the state. A SWPPP will be developed if drainage plans change.

The intended use of the reclaimed site will be for wildlife

All mounds or changes in elevation on the completed mining area will be rounded or shaped into surrounding terrain.

Hours of operation will be from 7 a.m. till 7 p.m. during the construction season (May 1st through Dec 20th). Will not haul heavy loads during Spring weight restrictions. **TRUCKS HAULING** signs will be placed on 506th Street during times of heavy traffic flow to warn the traveling public of extra activity in the area.

Noise escaping the pit are minimized naturally by the berms on all sides. Nicollet County occupies the pits and properties to the North and East of this parcel for similar use.

Equipment used will be standard equipment used in crushing and mining activities. Most likely to include Loaders, Dozers, Excavators, Skid Steers, Crushers and Conveyors with generator.

Dust will be controlled by use of a water truck with pressure distribution if needed.

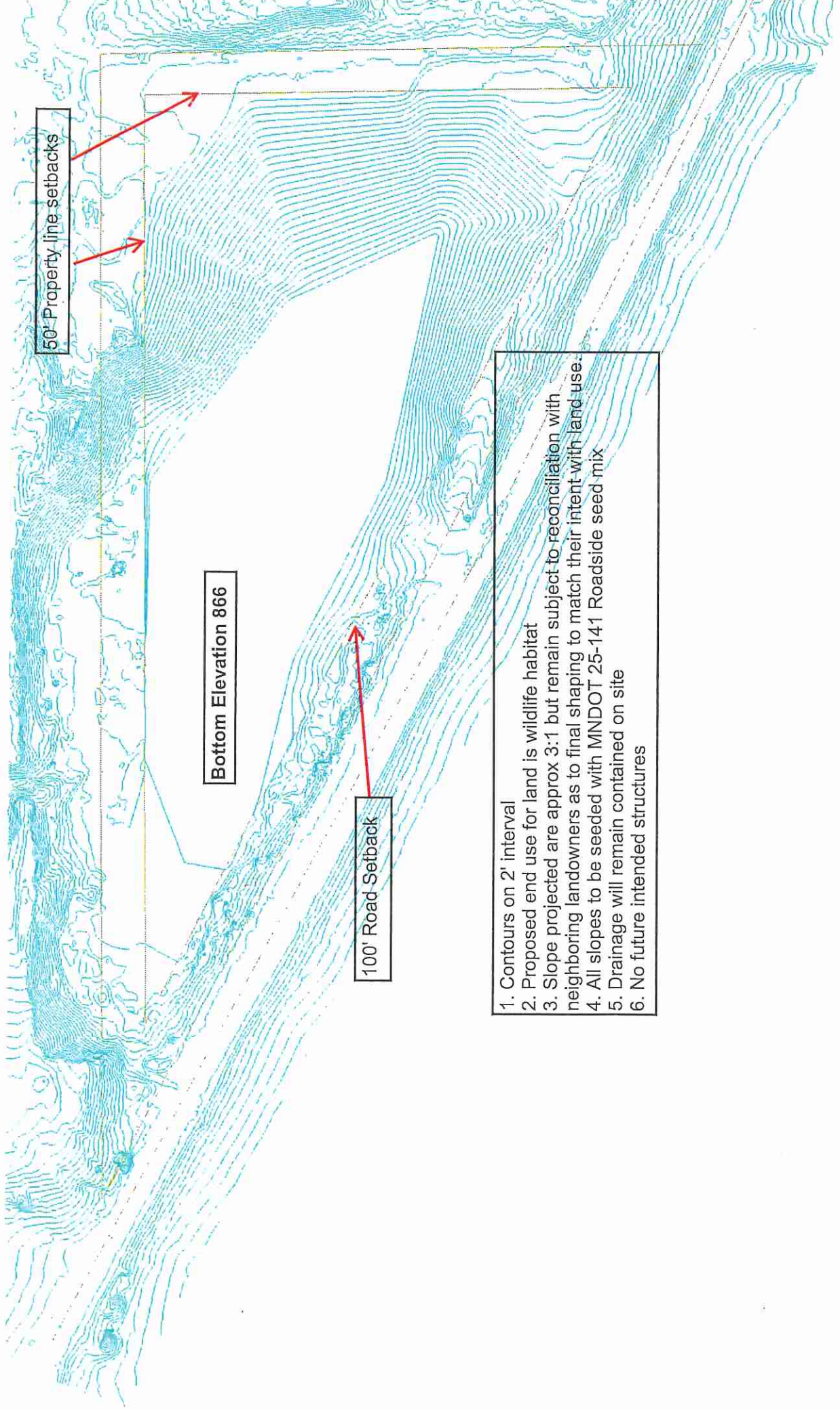
Number of vehicles to the facility will vary depending on the operation but would not exceed 150 daily.

No hazardous waste items are expected at this site. Diesel fuel will be stored in locked, dual walled trailers.

Concerns, comments, and complaints should be directed to the Contractor Mathiowetz Construction

Keith Olson
Technical Specialist
Mathiowetz Construction
30676 County 24
Sleepy Eye, MN 56085
keitholson@mathiowetzconst.com
507-794-6953 X722

Hulke Pit Reclamation Plan 2024



50' Property line setbacks

Bottom Elevation 866

100' Road Setback

1. Contours on 2' interval
2. Proposed end use for land is wildlife habitat
3. Slope projected are approx 3:1 but remain subject to reconciliation with neighboring landowners as to final shaping to match their intent with land use.
4. All slopes to be seeded with MNDOT 25-141 Roadside seed mix
5. Drainage will remain contained on site
6. No future intended structures



Nicollet County
Gravel Pit

Hulke Pit

506th St

04.316.0300

Lot: ROW
Block:

Lot: ROW
Block:

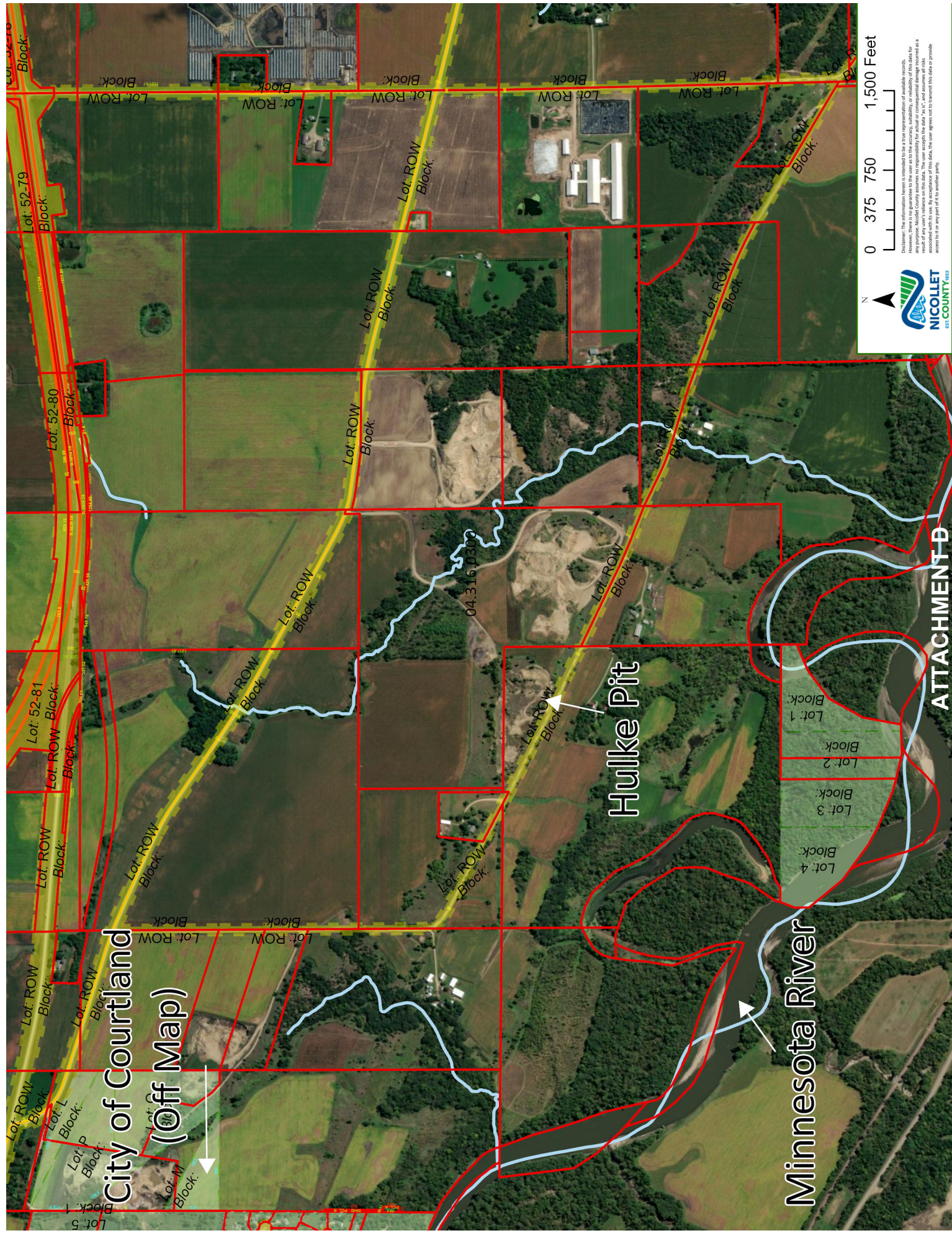
0 125 250 500 Feet



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, usability, or reliability of this data for any purpose. The user acknowledges that the user is using the data "as is" and assumes all risk 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

Location Map



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 the use of this data. By acceptance of this data, the user agrees not to sue Nicollet County or its employees, agents, or contractors for any damages, including reasonable attorneys' fees, associated with its use. By acceptance of this data, the user agrees not to sue Nicollet County or its employees, agents, or contractors for any damages, including reasonable attorneys' fees, associated with its use.





ATTACHMENT E
Site Photographs



02/09/24



02/09/24

DISPLAYNAME	MAILINGADDR	MAILINGCITYSTATEZIP
GIESEKE JEFFREY	204 MURIEFIELD DR	MANKATO MN 56001
KUESTER JASON J	18951 RIVERBLUFF DR	NEW ULM MN 56073
OLSON TERESA	912 S MINNESOTA ST	NEW ULM MN 56073
N&V GLEASON FAMILY TRUST	51945 506TH ST	COURTLAND MN 56021
ULLAND BROTHERS INC	1634 HWY 210	CARLTON MN 55718
COIL CRAIG M & AMBER L COIL	52376 506TH ST	COURTLAND MN 56021
HULKE SHERI L	51771 COUNTY ROAD 21	COURTLAND MN 56021
ULLAND BROTHERS INC	1634 HWY 210	CARLTON MN 55718
NICOLLET (COUNTY OF)	501 S MINNESOTA AVE	SAINT PETER MN 56082
HULKE SHERI L	51771 COUNTY ROAD 21	COURTLAND MN 56021
DRILL KENNETH	28 FIEMEYER DR	COURTLAND MN 56021
FRIEL JESSICA A	51699 506TH ST	COURTLAND MN 56021
DRILL DARIN & KRISTEN DRILL	52605 506TH ST	COURTLAND MN 56021
NATHAN JONES & KEITH STEARNS	1018 10TH ST	GAYLORD MN 55334
DIONN BODE & KAY THILL-BODE	540 W MAIN ST	NEW ULM, MN 56073
TIM HARMENING- COURTLAND TOWNSHIP	43370 541ST AVE	COURTLAND, MN 56021
SHERI HULKE	51771 CO RD 21	COURTLAND MN 56021
KEITH OLSON- MATHIOWETZ CONSTRUCTION	30676 CO RD 24, SLEEPY EYE, MN 56085	COURTLAND MN 56021



PLANNING COMMISSION CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant Keith Olson with
Mathiowetz Construction
Hearing February 26, 2024
Property Owner Sheri Hulke
Continuation N/A
File PLN24-04
Commission Member _____
Use Request 3-Year Mineral Extraction Conditional Use Permit Renewal

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: _____

ATTACHMENT G
Criteria for Conditional Use Permit

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.

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 [will/will not] have adverse effect upon public health, safety and welfare due to the following other factors.

YES ☐ NO ☐ 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 ☐ Staff Report ☐ Photographs
☐ Information received at public hearing

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: _____



01/01/2024 - 01/31/2024 Permit Form

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
PLN24-02	CONDITIONAL USE PERMIT	3-YEAR MINERAL EXTRACTION RENEWAL	56073 HIGHWAY 14, NEW ULM, MN 56073	MARK BUTLER- MINNESOTA PAVING AND MATERIALS
SPT24-001	SSTS PERMIT	NEW HOLDING TANK FOR SHOP	49806 443RD AVE, NORTH MANKATO, MN 56003	JOEL SHULT
PLN24-03	VARIANCE	SETBACK VARIANCE FOR GARAGE	62579 346TH LN, GIBBON, MN 53335	LEON MATTIES
BLD24-002	STRUCTURE PERMIT	AFTER-THE-FACT HOME ADDITION	46255 380TH NICOLLET , MN 56074	TRAVIS & JORDAN ZIMMERMAN
BLD24-003	STRUCTURE PERMIT	ACCESSORY STRUCTURE ADDITION	37371 STATE HIGHWAY 111	MARTY SCHOTT
BLD24-004	LAND ALTERATION PERMIT	FILLING OVER 50 CUBIC YARDS	36387 410TH ST, SAINT PETER, MN 56082	MARTY & MARY MCCABE