

PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

APRIL 15, 2024	7:29 PM	E.O.C. CONFERENCE 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: Shana Jackson, County Assessor

REVIEW OF CANCELLATIONS & ADDITIONS	None.
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APPROVAL OF FEBRUARY 26, 2024 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: 6 - 0

PUBLIC APPEARANCES	None.
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CONDITIONAL USE PUBLIC HEARINGS	
PLN24-07	APPLICANT/LANDOWNER: Willis Walter
DESCRIPTION OF REQUEST	Three-year Mineral Extraction Conditional Use Permit renewal PID: 12.105.0200
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	No Commissioner visited the site. There was no contact with Commissioners from members of the public.
STAFF REPORT PRESENTED BY	ZS Crawford
APPLICANT TESTIMONY	Present to represent the application was Willis Walter located at 40512 County Road 20, St. Peter.
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. CA Zehnder-Fischer recommended Walter reach out to the Nicollet County Engineer, Seth Greenwood, and Staff concerning a ditch answer.

COMMISSION ACTION – MOTION	MOTION	SECOND
RECOMMEND DENIAL of the Conditional Use request	☐ 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 DENIAL of the Conditional Use request	☐ PASS ☒ FAIL	VOTE: 3 - 3
COMMISSIONER DISCUSSION	Discussion between the Applicant, Commission, and Staff took place. The Board further discussed a potential motion to continue or approve the request. CA Zehnder-Fischer recommended a motion to revisit Findings of Fact Criteria #5.	
COMMISSION ACTION – MOTION 2	MOTION	SECOND
Revisit Findings of Fact Criteria #5	☐ 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 2		
Revisit Findings of Fact Criteria #5	☒ PASS ☐ FAIL	VOTE: 5 - 1
MEETING RECESS	A ten (10) minute meeting recess took place and the meeting resumed at 9:43 P.M.	
AMENDED CONDITION #9	Amendment of Condition #9: The Applicant shall obtain a professional engineer determination of the fill needed to bring the property into compliance with the setbacks. Based upon that opinion, the Applicant shall demonstrate to County Staff a minimum of 20% compliance per year toward meeting the terms set forth in the variance denial of PLN20-31. The Applicant shall pay for the professional engineering costs, and the costs to verify progress toward compliance.	
COMMISSION ACTION – MOTION 3	MOTION	SECOND
RECOMMEND APPROVAL with conditions, as amended	☐ 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 3		
RECOMMEND APPROVAL with conditions, as amended	☒ PASS ☐ FAIL	VOTE: 6 - 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: 6 – 0

ADDITIONAL ITEMS			
REVIEW ZONING PERMITS	The Commission had no questions for Staff.		
OLD BUSINESS	ZA Crawford stated he is working on the accessory dwelling unit report for presentation at the next scheduled meeting.		
OTHER BUSINESS	Chair Ubel mentioned concerns about road damage from a gravel pit in Courtland Township.		
COMMUNICATIONS	None.		
ADJOURN MEETING	MOTION		SECOND
9:55 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: 6 – 0

SPENCER CRAWFORD, ZONING SPECIALIST		DATE	6/10/2024
DAVE UBEL, CHAIR		DATE	6/10/2024