



PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

JUNE 10, 2024	7:30 P.M.	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) ☒ Other Staff: Crystal Madden, Recording Secretary ☐ Other Staff:

REVIEW OF CANCELLATIONS & ADDITIONS	None.
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APPROVAL OF APRIL 15, 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: 4 - 0

PUBLIC APPEARANCES	None.
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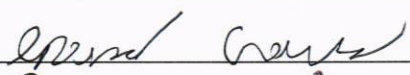
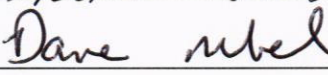
CONDITIONAL USE PUBLIC HEARINGS	
PLN24-05	APPLICANT/LANDOWNER: Andrew Lorentz with W. Lorentz and Sons Construction Inc. / River Valley Enterprises, LLC
DESCRIPTION OF REQUEST	Three (3) year review of their Conditional Use Permit to mine, crush, and stockpile gravel in the Agricultural Preservation and Conservancy Zoning District. PID: 04.309.0710
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	Commissioners Laven & Chair Ubel visited the site. On 6/10/2024, Marvin Drill located at 52805 560th Street, Courtland contacted Chair Ubel via telephone to ask when the power lines will be moved during this project.
STAFF REPORT PRESENTED BY	ZS Zehnder
APPLICANT TESTIMONY	Present to represent the application was Andrew Lorentz with W. Lorentz and Sons Construction Inc. located at 125 Kingswood Drive, 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. Mr. Lorentz stated he understood and agreed to abide by the listed conditions of the permit.

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

CONDITIONAL USE PUBLIC HEARINGS		
PLN24-08	APPLICANT/LANDOWNER: Mark Seamon with Wolf River Electric Company LLC / Shane & Kimberly J. Wernsing	
DESCRIPTION OF REQUEST	After-the-fact request for a Conditional Use Permit to allow a 41,080-kW large solar energy system covering 2,288 square feet of land located in the Agricultural Preservation and Conservancy Zoning District. PID: 10.301.1300	
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 Zehnder	
APPLICANT TESTIMONY	Present to represent the application was Mark Seamon - Project Manager, and Cody Rossmann - Senior Project Manager with Wolf River Electric Company located at 101 Isanti Parkway Northeast, Suite G, Isanti.	
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.	
COMMISSIONER DISCUSSION	Further discussion between the Applicants, Commission, and Staff took place. CA Zehnder-Fisher commented that a formal decommission plan is required per the Nicollet County Renewable Energy Ordinance. ZS Zehnder responded that condition #12 requests the submission of a formal decommission plan by July 8, 2024. The Commission discussed the possibility of requiring a bond.	
HEARING RECESS	The meeting recessed at 8:31 PM and reconvened at 8:35 PM.	
60-DAY WAIVER	Mr. Rossmann, Sr. Project Manager, signed a 60-Day Waiver allowing Wolf River Electric LLC time to submit a formal decommissioning plan and cost estimate to the County.	
COMMISSION ACTION - MOTION	MOTION	SECOND
Continue the hearing on July 15, 2024	☐ 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			
Continue the hearing on July 15, 2024	☒ PASS	☐ FAIL	VOTE: 4 - 0

ADDITIONAL ITEMS		
REVIEW ZONING PERMITS	The Commission had no questions for Staff.	
OLD BUSINESS	None.	
OTHER BUSINESS	Member Laven inquired about aggregate tax, and CA Zehnder-Fischer recommended the Planning Commission members individually reach out to Property & Public Services Director Kopet for more information.	
COMMUNICATIONS	None.	
ADJOURN MEETING	MOTION	SECOND
08:40 PM	☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, Vice Chair ☐ Dave Ubel, Chair ☐ Kurt Zins, Commissioner	☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, Vice Chair ☐ Dave Ubel, Chair ☐ Kurt Zins, Commissioner
VOTE TO ADJOURN MEETING	☒ CARRIED	☐ FAILED
		VOTE: 4 – 0

SPENCER CRAWFORD, ZONING SPECIALIST		DATE	7/17/24
DAVE UBEL, CHAIR		DATE	7/17/24