

PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

AUGUST 19, 2024	8:00 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) ☒ Justin Hughes, Assistant County Attorney (ACA) ☒ Other Staff: Crystal Madden, Recording Secretary ☒ Other Staff: Michelle Zehnder Fischer, County Attorney (CA)

REVIEW OF CANCELLATIONS & ADDITIONS	None.
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APPROVAL OF JULY 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: 6 - 0

PUBLIC APPEARANCES	None.
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CONDITIONAL USE PUBLIC HEARINGS	
PLN24-11	APPLICANT/LANDOWNER: Darv Turbes / United Farmers Cooperative (continued from 7/15/2024)
DESCRIPTION OF REQUEST	Placement of a thirty-thousand (30,000) - gallon liquid petroleum (propane) bulk storage container in the Limited Industry Zoning District at UFC's Klossner location. PID: 06.541.0020
CONFLICT OF INTEREST	Member Schwab recused himself due to a conflict of interest.
SITE VISIT & PUBLIC CONTACT	Commission members Zins, Hoffmann, Laven, Thoreson & Ubel visited the site. There was no contact with commission members from members of the public.
STAFF REPORT PRESENTED BY	ZS Crawford
APPLICANT TESTIMONY	Present to represent the application was Merle Bohlin with United Farmers Cooperative located at 29566 300 th Street, Sleepy Eye, along with Greg Haupt, Attorney with Sobalvarro & Haupt located at 3601 18th Street South, St. Cloud. Zac Kuehn with United Farmers Cooperative located at 618 23 rd Street North, New Ulm also spoke to the request.
PUBLIC TESTIMONY	Carolyn & John Meyer located at 57653 Fort Road, New Ulm provided testimony opposed to the request, but in favor of UFC planting additional shrubbery to dampen the sound to neighboring homes.
COMMISSIONER DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place. A motion was made by Commissioner Zins and seconded by Member Laven to add Condition #9. A vote on the motion passed 5-0.

COMMISSION ACTION - MOTION	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			
RECOMMEND APPROVAL with conditions, as amended	☒ PASS	☐ FAIL	VOTE: 5 - 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: 5 – 0

REZONING PUBLIC HEARING			
PLN24-12	APPLICANT/LANDOWNER: Jason Tews / United Farmers Cooperative (continued from 7/15/24)		
DESCRIPTION OF REQUEST	Rezoning parcel ID(s): 06.103.0400 from Rural Townsite to Limited Industry; 06.103.0300 from Rural Townsite to Limited Industry; 06.103.0210 from Agricultural Preservation to Limited Industry..		
CONFLICT OF INTEREST	Member Schwab recused himself due to a conflict of interest.		
SITE VISIT & PUBLIC CONTACT	Members Laven, Thoreson & Ubel visited the site. There was no contact with commission members from members of the public.		
STAFF REPORT PRESENTED BY	ZS Crawford		
APPLICANT TESTIMONY	Present to represent the application was Jason Tews, Vice President of Grain & Feed with United Farmers Cooperative located at 123 Woods Drive, Le Sueur; along with Greg Hauptert, Attorney with Sobalvarro & Hauptert located at 3601 18th Street South, St. Cloud.		
PUBLIC TESTIMONY	Roger Berenek at 39253 625th Avenue, New Ulm was present to provide public testimony asking for assurances concerning road access via easement to his property. Chair Ubel recommended Mr. Berenek discuss this concern with the township board before the township road is vacated. No other correspondence was received.		
COMMISSIONER DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place.		
COMMISSION ACTION - MOTION	MOTION		SECOND
Recommend approval of the rezoning request from Rural Townsite & Agricultural Preservation to Limited Industry	☐ 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			
Approval to recommend the rezoning request	☒ PASS	☐ FAIL	VOTE: 5 - 0

ADDITIONAL ITEMS	
REVIEW ZONING PERMITS	The Commission had no questions for Staff.

COMMUNICATIONS	None.		
ADJOURN MEETING	MOTION		SECOND
09:40 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

JOHN ZEHNDER, ZONING SPECIALIST		DATE	9/16/2024
JON THORESON, VICE CHAIR		DATE	9/16/2024