

PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

OCTOBER 21, 2024	8:32 p.m.	E.O.C. CONFERENCE ROOM
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ROLL CALL	MEMBERS PRESENT	MEMBERS 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>	☒ John Zehnder, Zoning Specialist (ZS) ☒ Justin Hughes, Assistant County Attorney (ACA) ☒ Crystal Madden, Recording Secretary ☐ Other Staff:

REVIEW OF CANCELLATIONS & ADDITIONS	None.
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APPROVAL OF SEPTEMBER 16, 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: 5 - 0

PUBLIC APPEARANCES	None.
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CONDITIONAL USE PUBLIC HEARINGS	
PLN24-16	APPLICANT/LANDOWNER: Jason Tews with United Farmers Cooperative / United Farmers Cooperative
DESCRIPTION OF REQUEST	Replat PIDs: 06.103.0210, 0300, 06.103.0300, 06.103.0905, 06.103.0915
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	Commissioner Zins, and commission members Hoffmann, Thoreson & Ubel visited the site. There was no contact with commission members from members of the public.
STAFF REPORT PRESENTED BY	ZS Zehnder
APPLICANT TESTIMONY	Present to represent the application was Jason Tews with United Farmers Cooperative located at 123 Woods Drive, Le Sueur and Greg Haupt, with Sobalvarro & Haupt located at 3601 18 th Street South, St. Cloud.
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.
COMMISSIONER DISCUSSION	Further discussion between the applicant, commission members, and staff took place. Member Thoreson motioned to amend recommended condition #2 to extend the deadline to one hundred twenty (120) days of approval for good cause to allow the applicant time to gain approval for the road vacation request from the township. Member Laven seconded the motion, and a vote on the motion passed 5-0 in favor.

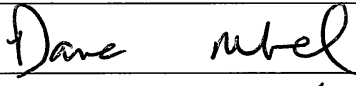
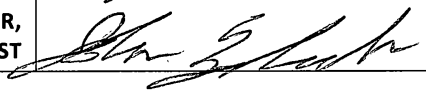
COMMISSION ACTION - MOTION	MOTION		SECOND
RECOMMEND APPROVAL with conditions, as amended	☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>		☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>
CONDITIONS OF THE REPLAT REQUEST	1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application. 2. The final plat of "UFC Addition" shall be recorded at the Nicollet County Recorder's Office within one hundred twenty (120) days of approval due to good cause of the road vacation application process with the township. 3. The applicant shall obtain all required signatures on the final plat prior to its recording. 4. The applicant shall complete the right-of-way vacation process with Lafayette Township prior to recording the final plat.		
COMMISSION ACTION – VOTE ON MOTION			
RECOMMEND APPROVAL with conditions, as amended	☒ PASS	☐ FAIL	VOTE: 5 - 0

CONDITIONAL USE PUBLIC HEARINGS		
PLN24-15	APPLICANT/LANDOWNER: Jason Tews with United Farmers Cooperative / United Farmers Cooperative	
DESCRIPTION OF REQUEST	Conditional Use Permit for a grain bin and support structures greater than one-hundred (100) feet in height located within the Limited Industry Zoning District. PID: 06.103.0300 & 06.103.0400	
CONFLICT OF INTEREST	None.	
SITE VISIT & PUBLIC CONTACT	Commissioner Zins, commission members Hoffmann, Thoreson & Ubel visited the site. There was no contact with commission members from members of the public.	
STAFF REPORT PRESENTED BY	ZS Zehnder	
APPLICANT TESTIMONY	Present to represent the application was Jason Tews with United Farmers Cooperative located at 123 Woods Drive, Le Sueur and Greg Hauptert, with Sobalvarro & Hauptert located at 3601 18 th Street South, St. Cloud.	
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.	
COMMISSIONER DISCUSSION	Further discussion between the applicant, commission members, and staff took place.	
COMMISSION ACTION - MOTION	MOTION	SECOND
RECOMMEND APPROVAL with conditions, as recommended	☐ 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>
CONDITIONS OF THE CONDITIONAL USE PERMIT	1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application. 2. The county may enter onto the premises at reasonable times and in a reasonable manner ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances. 3. The applicant must apply for a zoning permit before beginning construction on any new facilities 4. The zoning permit is invalid if the holder has not substantially completed the structure within the period of time allowed on the zoning permit connected with this conditional use permit. 5. The applicant must record the final plat for "UFC Addition" to formally eliminate lot lines before applying for the zoning permit.	

	6. The applicant must submit an abandonment form completed by a licensed installer for the septic system on parcel 06.103.0400 before applying for the zoning permit. 7. The applicant must submit a driveway/access permit from the Minnesota Department of Transportation before beginning work on the new driveway and access location. 8. The use of any portion of the bin for signs, other than warning or equipment information signage, is prohibited. 9. This conditional use permit only applies to the "middle bin" as depicted in the site plan and does not include either "future bin".
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COMMISSION ACTION – VOTE ON MOTION			
RECOMMEND APPROVAL with conditions, as recommended	☒ PASS	☐ FAIL	VOTE: 5 - 0
COMMISSION ACTION – ADOPT FINDINGS	MOTION		SECOND
Adopt the Findings of 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

ADDITIONAL ITEMS			
REVIEW ZONING PERMITS	The commission members had no questions for staff.		
OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
ADJOURN MEETING	MOTION		SECOND
09:26 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: 5 – 0

DAVE UBEL, CHAIR		DATE	11/18/2024
JOHN ZEHNDER, ZONING SPECIALIST		DATE	11/18/2024