



PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

NOVEMBER 18, 2024	7:08 PM	COUNTY BOARD 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 OCTOBER 21, 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		
PLN24-18	APPLICANT/LANDOWNER: Jeffrey Leonard	
DESCRIPTION OF REQUEST	Registered Land Survey (RLS) No. 81 to rectify the title is to create three new Tracts and a new RLS. The property is Torrens and the Certificate of Title is in error. PID: 12.017.0210, 12.017.0205, & 12.017.0400	
CONFLICT OF INTEREST	None.	
SITE VISIT & PUBLIC CONTACT	No commission member 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 Jeff Leonard located at 41232 Fort Road, Saint Peter.	
PUBLIC TESTIMONY	No one was present to provide public testimony. Inquiries were received before the meeting by ZS Zehnder to define "RLS" or Registered Land Survey.	
COMMISSION 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 REGISTERED LAND SURVEY REQUEST	1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.		
	2. The applicant shall record the registered land survey within sixty (60) days of approval of this request.		
COMMISSION ACTION – VOTE ON MOTION			
RECOMMEND APPROVAL with conditions, as recommended	☒ PASS	☐ FAIL	VOTE: 5 - 0

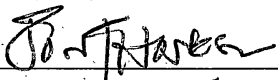
CONDITIONAL USE PUBLIC HEARINGS

PLN2-19	APPLICANT/LANDOWNER: Michaletz Properties, LLC	
DESCRIPTION OF REQUEST	A modification to their existing Conditional Use Permit (CUP) to increase the number of special events, extend their operating hours and change the allowed firearm caliber in the Conservancy Zoning District. PID: 04.201.0210 & 04.201.0800	
CONFLICT OF INTEREST	None.	
SITE VISIT & PUBLIC CONTACT	Commission Chair 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 Patrick Thompson - General Manager, River Ridge Shooting Club located 48236 Pheasant Run Road, Kasota, and Christine Michaletz located at 47028 547 th Lane, Courtland.	
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, and recommended conditions six (6), nine (9), and ten (10) were amended.	
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 CONDITIONAL USE PERMIT	1. The applicant shall complete the project according to the plans and specifications submitted to the county with the application. 2. The conditional use 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 conditional use permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances. 4. Any structural alteration, expansion, intensification of use, or similar change, beyond that which has been proposed by the applicant, shall be treated in the same manner as a request for a new conditional use permit. 5. The facility shall be limited to a maximum of ten (10) special events per calendar year, with a maximum attendance of 500 persons. 6. The applicant must apply for a septic sewage treatment system operating permit with Nicollet County that will require a licensed septic contractor to monitor system performance every four months, as well as after major special events to ensure acceptable performance. These reports will require submission to the Nicollet County Sanitarian. Septic testing will be discontinued after three (3) years if the septic system is in compliance. 7. The applicant will be required to undertake septic sewage treatment system upgrades if reports indicate unacceptable performance. 8. The applicant may utilize the following schedule for clubhouse open hours: - Monday through Thursday, 7:00 a.m. – 11:00 p.m. - Friday and Saturday, 7:00 a.m. – 12:00 a.m. - Sunday 7:00 a.m. – 5:00 p.m. 9. The applicant must adhere to the following schedule for shooting range open hours: - Monday by appointment with additional availability for organized shooting events.	

	- Tuesday through Friday, 9:00 a.m. – sunset - Saturday, 9:00 a.m. – sunset - Sunday, 9:00 a.m. – 5:00 p.m. 10. If the facility holds an event on a Monday, the shooting range shall only be open from 9:00 a.m. to sunset. 11. Shooting is only allowed during daylight hours with the exception of nighttime training courses designed to satisfy annual training requirements of Minnesota law enforcement officers. 12. The facility must provide notification to residential properties within one-half mile of the facility in the event of a nighttime shooting training activity. 13. Firearms that are larger than .49 caliber are not permitted on the rifle range for commercial use, except for muzzleloader and black powder style firearms. The commercial use of tracer, armor-piercing, incendiary, steel-core, explosive, steel-jacketed, and accelerator ammunition is prohibited. Shotguns that are 10-gauge or smaller are allowed to be used at the facility. 14. The facility must adhere to the remaining conditions from PLN20-11, including: 1, 4 through 6, 10 through 13, 15 through 17, 23 through 25, 29, 31, and 34 through 36. 15. The facility must adhere to the remaining conditions from C-23-93, including: 1 through 4, and 7. 16. The facility must adhere to the remaining conditions from C-26-05, including: 1 through 4, 5(a) through 5(d), and 5(g).
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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 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	The Planning Commission request the possibility of amending the Nicollet County Zoning Ordinance to allow event centers for benefit of local communities. DZ Zehnder stated there will be a codification process of the Ordinance within the next year, and Zehnder stated he would bring this request up at during that process.		
COMMUNICATIONS	None.		
ADJOURN MEETING	MOTION		SECOND
08:20 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

JON THORESON, VICE CHAIR		DATE	12/16/2024
JOHN ZEHNDER, ZONING SPECIALIST		DATE	12/16/2024