

Nicollet County Planning and Zoning Advisory Commission



December 20, 2021

**The meeting will begin following the adjournment of the
Nicollet County Board of Adjustment and Appeals Meeting**

Doors Open at 6:45 PM

County Board Room, Nicollet County Government Center, 501 South Minnesota Avenue, Saint Peter MN 56082

Copies of the meeting agenda and packet are available on the Nicollet County website at:

<https://mn-nicolletcounty.civicplus.com/AgendaCenter>

Questions or comments regarding the meeting can be directed to Mandy Landkamer, Property Services Director, at 507-934-7074, or mandy.landkamer@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Review of Cancellations and Additions
4. Approval of Minutes: June 21, 2021
5. Public Appearances
6. **PUBLIC HEARING PLN 21-39**
Applicant/Owner: Herbert Chilman
Request: Three-year review of mineral extraction permit
Location: Part of the West ½ of the Southwest ¼ of Section 5-110-26 in Traverse Township
Parcel Number: 12.105.0610
7. Review Permits
8. Old Business
9. Other Business
10. Communications: *County Board meets January 4, 2022*
11. Adjourn

Mission Statement

Providing efficient services
with innovation and
accountability.

Leadership. Efficiency. Accountability.
Innovation. Integrity.

www.co.nicollet.mn.us

Vision Statement

Setting the standard for providing superior
and efficient county government services
through leadership, accountability and
innovation to a growing and diverse society.



Planning & Zoning Advisory Commission

MINUTES

JUNE 21, 2021

9:00 PM

NICOLLET COUNTY
GOVERNMENT CENTER

BOARD MEMBERS	David Hermanson ☒ Chair	David Wendinger ☒ Vice Chair	Marie Dranttel ☒ Commissioner
	Justin Laven ☒	Ron Regenscheid ☒	Terry Morrow ☐ Commissioner, Alternate
ABSENT EXCUSED	David Hermanson ☐ Chair	David Wendinger ☐ Vice Chair	Marie Dranttel ☐ Commissioner
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ Commissioner, Alternate
ABSENT	David Hermanson ☐ Chair	David Wendinger ☐ Vice Chair	Marie Dranttel ☐ Commissioner
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ Commissioner, Alternate
STAFF PRESENT	Property and Public Services Director Mandy Landkamer ☒		
	Deputy Zoning Administrator/Planner Jon Hammel ☒		
	Assistant County Attorney Megan E. Gaudette Coryell ☒		
	Other Staff ☐		

REVIEW OF CANCELLATIONS & ADDITIONS		None.	
MOTION TO APPROVE MINUTES OF APRIL 19, 2021		APPROVE ☒	APPROVE WITH REVISIONS ☐
1ST	David Hermanson ☐ Chair	David Wendinger ☒ Vice Chair	Marie Dranttel ☐ Commissioner
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ Commissioner, Alternate
2ND	David Hermanson ☐ Chair	David Wendinger ☐ Vice Chair	Marie Dranttel ☐ Commissioner
	Justin Laven ☒	Ron Regenscheid ☐	Terry Morrow ☐ Commissioner, Alternate
VOTE TO APPROVE MINUTES		PASS ☒	FAIL ☐ VOTE: 5-0
PUBLIC APPEARANCES	None.		

PUBLIC HEARINGS:

APPLICANT: JANA AND JAMES MOEDING/JERALD AND PHYLLIS KUEHN REVOCABLE TRUST

FILE: PLN21-26

DESCRIPTION: ESTABLISH A COMMERCIAL BREEDING KENNEL

APPLICANT COMMENT	James and Jana Moeding and Jerald and Phyllis Kuehn were present.		
PUBLIC COMMENT	None.		
PUBLIC TESTIMONY	None.		
MOTION	APPROVE WITH AMENDED CONDITIONS, THE LAST SENTENCE ON CONDITION #7 IS TO READ "THE APPLICANT MUST INSTALL A HOLDING TANK WITHIN 12 MONTHS OF TAKING OWNERSHIP OF THE PROPERTY" ☒		DENY ☐
1ST	David Hermanson ☐ Chair	David Wendinger ☒ Vice Chair	Marie Dranttel ☐ Commissioner
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ Commissioner, Alternate
2ND	David Hermanson ☐ Chair	David Wendinger ☐ Vice Chair	Marie Dranttel ☐ Commissioner
	Justin Laven ☒	Ron Regenscheid ☐	Terry Morrow ☐ Commissioner, Alternate
COMMISSIONER DISCUSSION	Mrs. Moeding noted the proposal stated a holding tank would be put on the property at a later date. She noted they did not own the property yet and could not enter into a pumping contract until after the purchase of the property. Dranttel asked what the ordinance said regarding waste. Landkamer quoted that the onsite facility shall be designed to accommodate all waste from the kennel, including hosing and clean up. Landkamer noted that if the intention was to put in a holding tank at a later date, then condition #7 would need to be amended. Dranttel suggested adding a time limit to the condition. Landkamer noted that past kennel permits had required holding tanks.		
VOTE TO APPROVE REQUEST	PASS ☒	FAIL ☐	VOTE: 5-0
MOTION TO ADOPT FINDINGS OF FACT			
1ST	David Hermanson ☐ Chair	David Wendinger ☐ Vice Chair	Marie Dranttel ☒ Commissioner
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ Commissioner, Alternate
2ND	David Hermanson ☐ Chair	David Wendinger ☒ Vice Chair	Marie Dranttel ☐ Commissioner
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ Commissioner, Alternate
VOTE TO ADOPT FINDINGS OF FACT	PASS ☒	FAIL ☐	VOTE: 5-0

APPLICANT: BRIAN MOCK

FILE: PLN21-23

DESCRIPTION: AFTER-THE-FACT CONDITIONAL USE PERMIT FOR A LEVEL 2 HOME OCCUPATION SOUND AND LIGHTING BUSINESS

APPLICANT COMMENT	Brian Mock was present. Mock asked for clarification on conditions #10 and #11. Hammel explained that any time businesses have employees or are open to the public, review by a design professional is required per the Department of Labor and Industry.
PUBLIC COMMENT	None.
PUBLIC TESTIMONY	None.
MOTION	APPROVE WITH CONDITIONS ☒ DENY ☐

1ST	David Hermanson ☐ Chair Justin Laven ☒	David Wendinger ☐ Vice Chair Ron Regenscheid ☐	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate Dave Ubel ☐
2ND	David Hermanson ☐ Chair Justin Laven ☐	David Wendinger ☒ Vice Chair Ron Regenscheid ☐	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate Dave Ubel ☐
COMMISSIONER DISCUSSION		Laven stated the county does not have someone to review new homes for building code and asked why it was required in this case. Dranttel noted the difference between commercial and residential development. Laven said he felt hog barns were commercial and no one inspects them. Hammel noted there was an exemption for ag structures. Landkamer stated the county follows the direction of the Department of Labor and Industry standards. Hammel noted the conditions are the same as those attached to previous home occupation permits.	
VOTE TO APPROVE REQUEST		PASS ☒	FAIL ☐
VOTE: 5-0			
MOTION TO ADOPT FINDINGS OF FACT			
1ST	David Hermanson ☐ Chair Justin Laven ☐	David Wendinger ☒ Vice Chair Ron Regenscheid ☐	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate Dave Ubel ☐
2ND	David Hermanson ☐ Chair Justin Laven ☒	David Wendinger ☐ Vice Chair Ron Regenscheid ☐	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate Dave Ubel ☐
VOTE TO ADOPT FINDINGS OF FACT		PASS ☒	FAIL ☐
VOTE: 5-0			

OTHER:

OLD BUSINESS	None.
OTHER BUSINESS	None.
REVIEW OF PERMITS	None.
COMMUNICATIONS	None
MOTION TO ADJOURN	8:53 P.M.

1ST	David Hermanson ☐ Chair Justin Laven ☐	David Wendinger ☐ Vice Chair Ron Regenscheid ☒	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate Dave Ubel ☐
2ND	David Hermanson ☐ Chair Justin Laven ☐	David Wendinger ☒ Vice Chair Ron Regenscheid ☐	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate Dave Ubel ☐
VOTE TO ADJOURN		PASS ☒	FAIL ☐
VOTE: 5-0			

DAVID HERMANSON, CHAIR	DATE
MANDY LANDKAMER, COUNTY ADMINISTRATOR	DATE

CONDITIONAL USE PERMIT

**THREE-YEAR REVIEW OF
MINERAL EXTRACTION PERMIT**

HERBERT CHILMAN

PLN21-39

NICOLLET COUNTY PLANNING & ZONING ADVISORY COMMISSION

SUBJECT:	Conditional Use Permit, PLN21-39
APPLICANT/ PROPERTY OWNER:	Herbert Chilman
LOCATION:	Part of the W1/2 of the SW1/4, Section 5-110-26, Traverse Township
PARCEL:	12.105.0610
EXISTING ZONING:	Agricultural Preservation
HEARING DATE:	December 20, 2021
COUNTY BOARD:	January 4, 2022

REQUEST

The applicant has submitted a request for a three-year review of a conditional use permit for mineral extraction – the mining, crushing, and stockpiling of gravel.

EXISTING LAND USE

The site contains 113.49 acres. The property contains the existing mining area, a reclaimed mining area, cropland, and woodland. Most of the site is zoned Agricultural Preservation. The northern portion of the site is bluffland, which is zoned Conservancy. Mining is a conditional use in both the Agricultural Preservation and Conservancy districts.

SURROUNDING LAND USE

The site is located approximately one-quarter of a mile west of the City of Saint Peter on the east side of State Highway 22. The surrounding land uses are a mix of natural environment, agricultural, and municipal. Rogers, or Robarts, Creek is located roughly 600 feet north of the property.

PROJECT DESCRIPTION

The gravel pit was originally permitted in October of 1988. The original permit was for a 100 acre mine. At that time, 40 acres of the site had been mined over a period of about 100 years. Thirty-eight acres of the 40 acre area have been naturally reclaimed. This leaves an actively mined/not-yet-reclaimed area of two acres. The remaining 60 acres of the originally permitted 100 acres may be mined in the future per County standards.

The operation is an open pit gravel mine. However, no mining activity has occurred onsite for approximately 33 years.

Access:

The site has a direct existing access onto Minnesota Trunk Highway 22. In 1988, the Minnesota Department of Transportation (MNDOT) requested the relocation of the access onto Highway 22. The relocated access is intended to improve sight distances and reduce the existing skewed approach. The original permit and all subsequent permits have included a condition that the relocated access be installed and the existing access abandoned prior to any mined materials being removed from the site.

Appearance:

The gravel pit is generally not visible from Highway 22 at this time.

Blasting:

No blasting will occur at the site.

Bond:

Per Section 725.2(4.B) of the Nicollet County Zoning Ordinance, a bond in the amount of at least \$5,000 per actively mined and not yet reclaimed acres shall be valid for a period of not less than one year beyond the expiration date of the permit. However, the operation is considered preexisting and no changes to the operation are being proposed. As such, the bond amount will remain at \$2,500 per acre, for a total bond amount of \$5,000. The applicant presently has a \$5,000 letter of credit in place with Woodforest National Bank.

Dust, Noise, and Odor Control:

When necessary, roads would be treated with water to control dust.

Hours of Operation:

The operation would adhere to the standard operating hours of 7AM to 7PM. Deviation from this standard is allowed for emergencies and equipment repair. Any such deviation requires notification be made to Nicollet County Property Services.

Reclamation Plan:

An End Use Plan is on file with Environmental Services. The intent is for the site to be naturally reclaimed for wildlife habitat.

Water:

Stormwater collects in the bottom of the mine and is allowed to filter naturally into the ground.

Waste Disposal:

No hazardous substances, such as engine oil, hydraulic oil, anti-freeze, or other maintenance fluids, would be stored onsite. All garbage would be removed on a daily basis.

- The area surrounding the mine is predominantly agricultural.
- Within approximately one mile of the site, there are five other mines.

5. The requested use is consistent with the Nicollet County Land Use Ordinances.

- It meets the applicable standards and requirements found in Sections 602 and 724 of the Zoning Ordinance for mining operations in the Agricultural Preservation zoning district.

6. The requested use is not in conflict with the Nicollet County Comprehensive Plan.

- The comprehensive plan states mineral extraction provides vital jobs for residents and revenue for local businesses.

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

- No blasting will occur onsite.
- The applicant will apply water to control dust.
- The operation appears to be typical for mines within the county.

8. The requested use is reasonably related to the existing land use and environment.

- There are five other mines within one mile of the site.
- The mine is within a predominantly agricultural area.

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

- The operation appears to be typical for mines within the county.
- The proposal meets the applicable county and state standards for mining operations.
- The applicant is required to obtain a National Pollutant Discharge Elimination System permit from the Minnesota Pollution Control Agency.

10. The requested use will/will not have an adverse effect upon public health, safety and welfare due to the following other factors:

- The request is proposed to meet the mining standards, with no apparent adverse effects to the public health, safety, and welfare.

RECOMMENDATIONS

Staff recommends that if the conditional use permit for applicant and property owner Herbert Chilman is recommended for approval, the following conditions be attached:

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.
2. The permit will be periodically reviewed by the county to assure compliance with the permit and permit conditions.
3. The county may enter onto the premises at reasonable times and in a reasonable manner to insure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.
4. The conditional use permit to mine, crush, and stockpile gravel shall be reviewed in December 2024.
5. Any acreage increase in the active mining area will require the applicant to submit an additional or amended letter of credit covering the amount of actively mined acres in excess of 2 acres.
6. The applicant shall relocate the existing Trunk Highway 22 site access to directly across from 410th Street prior to the removal of any mined material. The applicant must have MNDOT approval prior to access relocation.
7. Any solid waste deposited at the site shall be promptly removed from the subject property and properly disposed.
8. The applicant shall maintain the existing gate at the site entrance to help prevent accumulation of solid waste.

Parcel No: 12.105.0610
Map No: 1405300010

MINNESOTA POLLUTION CONTROL AGENCY STANDARDS

In order to operate, the applicant is required to have a National Pollutant Discharge Elimination System permit from the Minnesota Pollution Control Agency. Verification the applicant has a valid NPDES permit must be submitted to Property Services prior to commencement of mineral extraction activities on the property.

NEIGHBOR NOTIFICATION

Property owners were notified of the request per the standards of Section 505 of the Zoning Ordinance and Minnesota State Statute 394.26.

REVIEW

An aerial review was completed by staff. The granting of a conditional use permit from Sections 603 and 724 of the Zoning Ordinance would seem to meet the necessary requirements set forth in Section 505.1 "Criteria for Granting Conditional Use Permits".

CONDITIONAL USE PERMIT CRITERIA

- 1. Given the nature of the land, the requested use is compatible with the general welfare, public health and safety.**
 - The operation meets the applicable standards of the Zoning Ordinance for mines in the Agricultural Preservation zoning district.
 - The operation must meet the applicable Minnesota Pollution Control Agency standards for mines.
- 2. The requested use will not create an unreasonably excessive burden on the existing roads or utilities.**
 - The proposal appears to be typical of mining operations within the County.
 - The size and function of the facility is not unreasonable for the location.
- 3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.**
 - There are five other mines within approximately one mile of the site.
 - The mine is within a predominantly agricultural area.
- 4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.**
 - The operation appears to be typical for mines within the county.

Applicant/Property Owner: Herbert Chilman

PLN21-39

ATTACHMENT A – Application

ATTACHMENT B – Location Map

ATTACHMENT C – Site Aerial

ATTACHMENT D – Mining Checklist

ATTACHMENT E – Map A – Existing Conditions

ATTACHMENT F – Map B – Proposed Conditions

ATTACHMENT G – Map C – End Use Plan

ATTACHMENT H – Neighbor Notification List

ATTACHMENT I – Criteria for Conditional Use Permit



PROPERTY SERVICES DIVISION
501 SOUTH MINNESOTA AVENUE, SAINT PETER MN 56082
507-934-7070

PLANNING & ZONING ADVISORY COMMISSION
APPLICATION

Total Fees: \$446.00

Map#: 1405300010

Parcel#:

Permit#: PLN21-00039

Date: October 28, 2021

Applicant: Herbert Chilman, , 7907 Roos Road, Houston MN 77036

Phone: 713-771-4972

Owner: Herbert Chilman, 7907 Roos Road, Houston MN 77036

Property Address: 40553 State Hwy 22, St Peter MN 56082

Abbreviated Legal Description:

Township: Traverse

Record Type: Conditional Use

Category: Mineral Extraction

Project Description: Three-year review of conditional use permit for mineral extraction

Planning Commission Hearing Date: 12/20/2021

Board of Commissioners Date: 01/04/2022

See Mineral Checklist

APPLICANT SIGNATURE

DATE

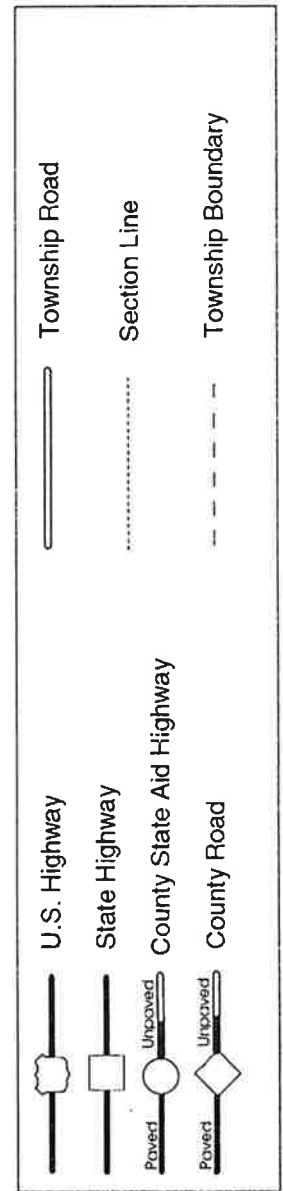
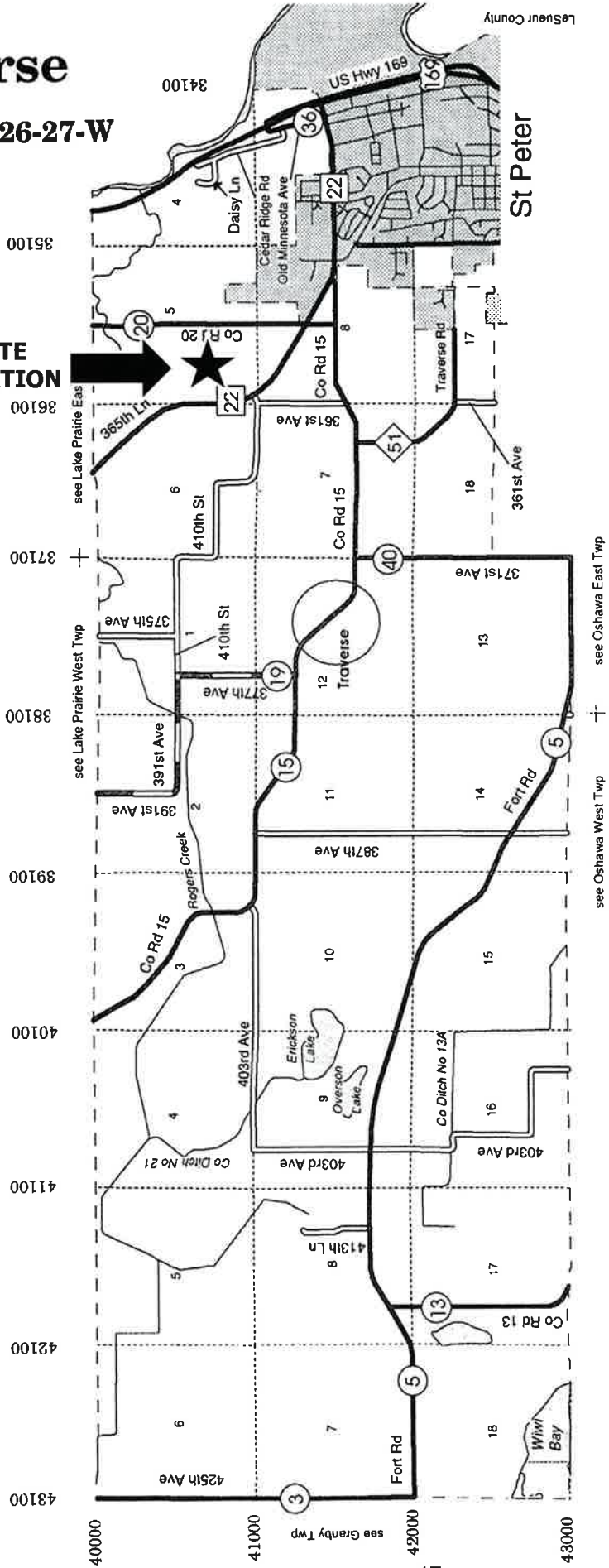
Attachment A
Application

 **COPY**

Traverse

T-110-N R-26-27-W

**SITE
LOCATION**





Gravel Pit

N

Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. Property Services division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.



MINERAL EXTRACTION CHECKLIST

The following information is required to be provided for a conditional use permit application. Additional information may be required, as determined necessary by the Zoning Administrator and per Section 724 of the Zoning Ordinance.

NUMBER OF ACRES AS FOLLOWS:

2 Acres being mined or used for mining purposes (stockpiles, equipment storage, haul roads, etc).

See MAP 1 Acres permitted and remaining to be mined in future phases.

See MAP 1 Acres where land reclamation has occurred.

See MAP 1 Acres not permitted to be mined (non-mining related acres).

113.49 Total acreage of property.

RECEIVED

OCT 12 2021

Nicollet County Admin

TONNAGE OF MATERIAL REMOVED:

0 Tons of material removed from site over the past three (3) years, or since last permit renewal date.

Include a copy of the renewed **BOND** or **LETTER OF CREDIT** for the site. Continuation letters must to be sent to the Property Services Office on years when the permit is not scheduled for renewal.

PLEASE PRINT:

Property Owner: HERB CHILMAN

Owner's Address: 7907 ROSS RD HOUSTON TX 77036
MAILING ADDRESS 1754 DES JARDINES ST HOUSTON TX 77023

Contractor working the site: NONE

Contractor's address: _____

Contractor's phone number: _____

Date: 10-1-2021

Applicant (Landowner or Contractor) Signature: Herb Chilman

Parcel No. 12-105-0610

Map No. 14-05-300-010

Revised 11-29-18 JH

Attachment D
Mineral Extraction Checklist

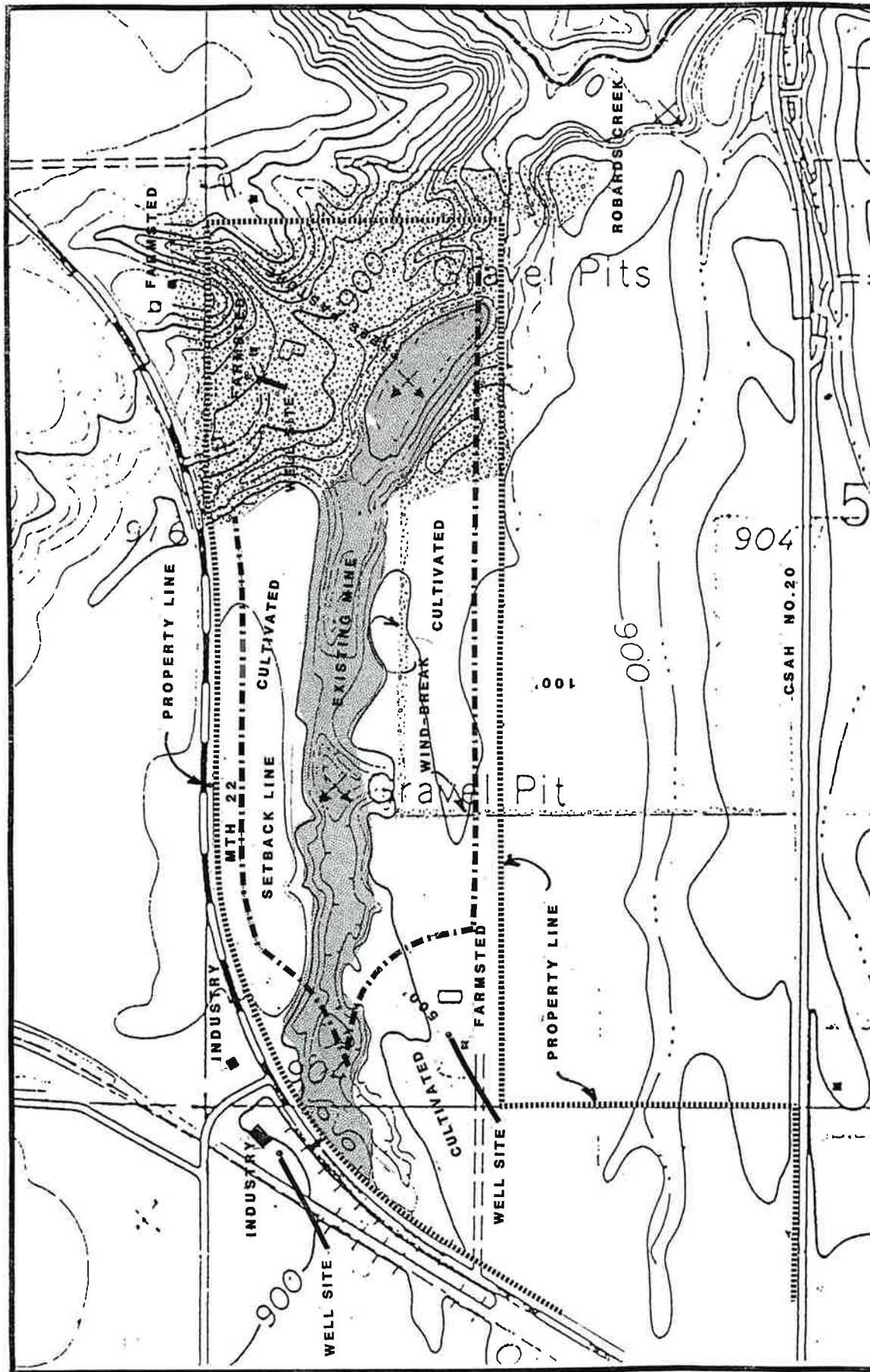
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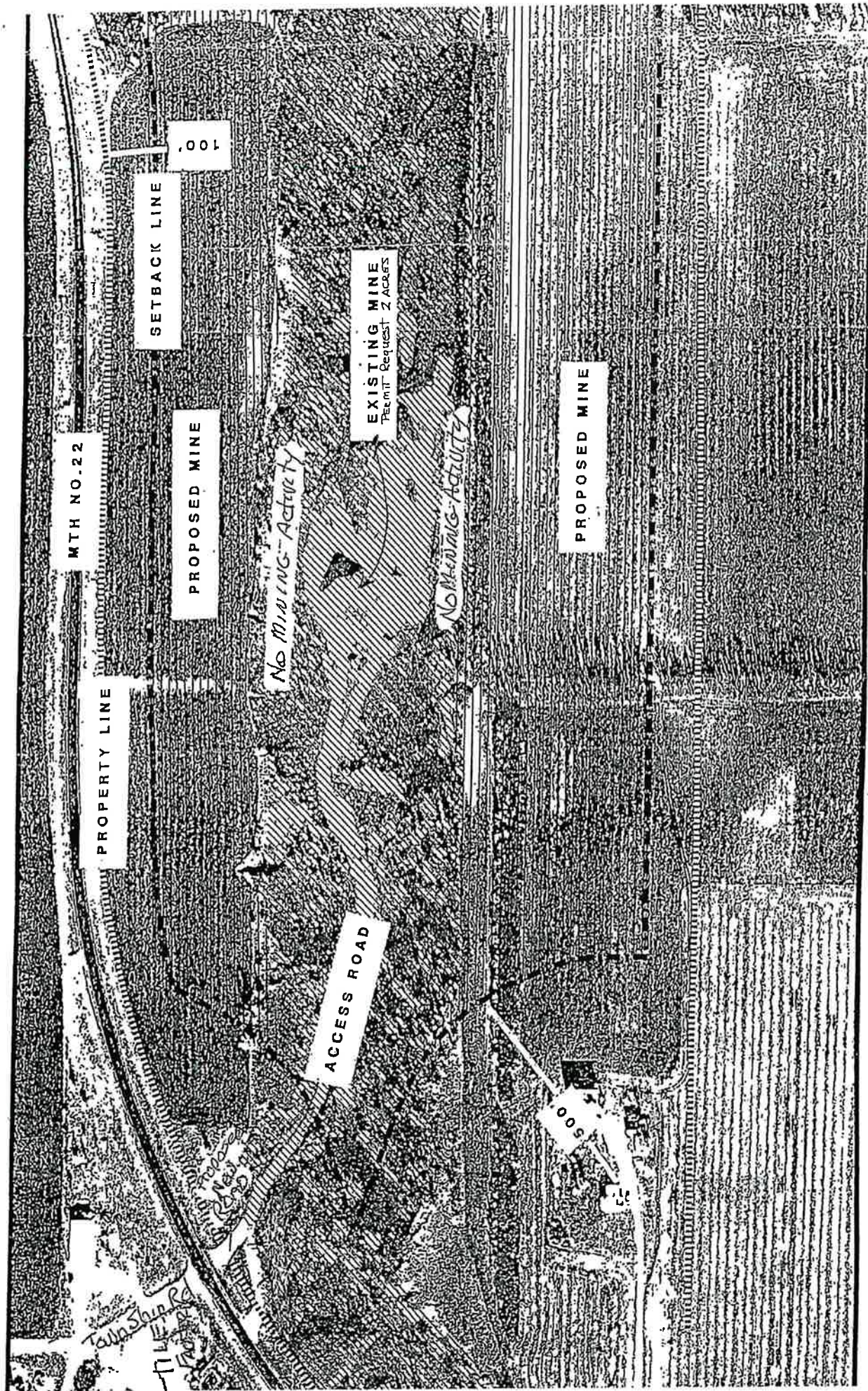
20' CONTOUR INTERVAL SCALE-1"=400'

MAP A
EXISTING CONDITION

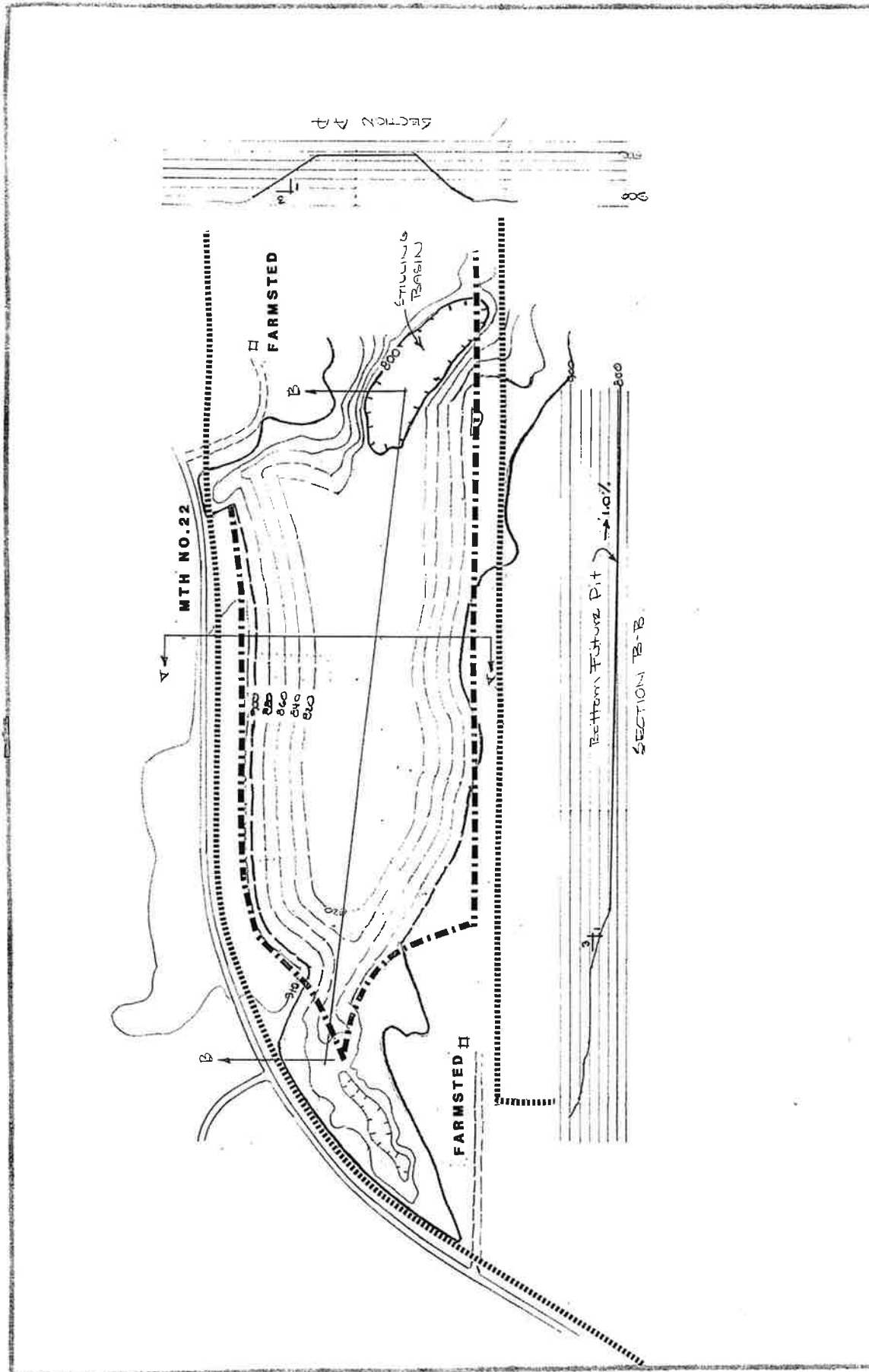
A. S. U. S. A.

Attachment E
Map A - Existing Conditions

MAP #1



MAP B
SCALE-1"-200'
PROPOSED OP.



MAP C.
END USE PLAN
20' CONTOUR INTERVAL SCALE-1"=400'

Traverse Township Clerk
Helen Wenner
41416 403rd Avenue
St Peter, MN 56082

City of St Peter
Russ Wille
227 South Front Street
St. Peter, MN 56082

MILLER DENNIS M & JULIE L
36526 410TH ST
SAINT PETER MN 56082

OLMANSON BARBARA F
40497 COUNTY RD 20
SAINT PETER MN 56082

ANGIES INVESTMENTS LLC
41030 361ST AVE
SAINT PETER MN 56082

VANHECKE JONES R
40306 STATE HIGHWAY 22
SAINT PETER MN 56082

SODERLUND WILLIAM A JR & BETH A
40293 STATE HWY 22
PO BOX 492
SAINT PETER MN 56082

TROCKE PETER J & WANDA A
40301 STATE HIGHWAY 22
SAINT PETER MN 56082

TIMMERMAN WALTER J & CONNIE J
40392 STATE HIGHWAY 22
SAINT PETER MN 56082

MILLER GARY A & JOANN L
40415 STATE HWY 22
SAINT PETER MN 56082

CONLON JAMES A & KATHRYN A
CONLON FAMILY IRREVOCABLE TRUST
40297 STATE HIGHWAY 22
SAINT PETER MN 56082

SELY FRANKLIN P
40557 STATE HIGHWAY 22
SAINT PETER MN 56082

CODY AND SONS INC
508 CHARFIELD LN
BELLE PLAINE MN 56011

CARLETON COMPANIES INC
15892 STATE HWY 22
GOOD THUNDER MN 56037

CHILMAN HERBERT S JR
1754 DES JARDINES
PO BOX 230172
HOUSTON TX 77023

KING KEVIN & DEBRA M
23527 COUNTY RD 40
NEVIS MN 56467

KOESTER VERNON H & GLORIA A
41301 STATE HIGHWAY 22
SAINT PETER MN 56082

WALTER WILLIS JOSEPH
40512 COUNTY RD 20
SAINT PETER MN 56082

MCCABE AMBROSE & SCHELLI
REVOCABLE TRUST
40497 COUNTY ROAD 20
SAINT PETER MN 56082

BAKKER BRADLEY W & KIMBERLY J
40535 COUNTY ROAD 20
SAINT PETER MN 56082

DRANTTEL MARIE
34697 DAISY LN
SAINT PETER MN 56082

GANSEN NICHOLAS J
40999 COUNTY RD 20
SAINT PETER MN 56082

FIERST RONALD C & NANCY A
40953 COUNTY ROAD 20
SAINT PETER MN 56082

GANSEN LEE A & JEAN R
40999 COUNTY ROAD 20
SAINT PETER MN 56082

WILLETTE MEGAN
41063 COUNTY ROAD 20
SAINT PETER MN 56082



NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant/ Herbert Chilman
Property Owner: Herbert Chilman

Date: December 20, 2021

File #: PLN21-39

Use Requested: Three-year review of conditional use permit for mineral extraction

FINDINGS OF FACT

Authority for issuance of conditional use permits is derived from Minnesota State Statute §394.301 and Nicollet County Zoning Ordinance, Section 505. The conditional use must maintain the health, safety, morals, and general welfare of the community.

1. Given the nature of the land, the requested use is compatible with the general welfare, public health and safety.

	YES	NO	ABSTAINED	ABSENT	<u>WHY:</u>
David Hermanson	☐	☐	☐	☐	
David Wendinger	☐	☐	☐	☐	
Justin Laven	☐	☐	☐	☐	
Marie Dranttel	☐	☐	☐	☐	
Ron Regenscheid	☐	☐	☐	☐	
Dave Ubel	☐	☐	☐	☐	

2. The requested use will not create an unreasonably excessive burden on the existing roads or utilities.

	YES	NO	ABSTAINED	ABSENT	<u>WHY:</u>
David Hermanson	☐	☐	☐	☐	
David Wendinger	☐	☐	☐	☐	
Justin Laven	☐	☐	☐	☐	
Marie Dranttel	☐	☐	☐	☐	
Ron Regenscheid	☐	☐	☐	☐	
Dave Ubel	☐	☐	☐	☐	

3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.

	YES	NO	ABSTAINED	ABSENT	<u>WHY:</u>
David Hermanson	☐	☐	☐	☐	
David Wendinger	☐	☐	☐	☐	
Justin Laven	☐	☐	☐	☐	
Marie Dranttel	☐	☐	☐	☐	
Ron Regenscheid	☐	☐	☐	☐	
Dave Ubel	☐	☐	☐	☐	

4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

	YES	NO	ABSTAINED	ABSENT	<u>WHY:</u>
David Hermanson	☐	☐	☐	☐	
David Wendinger	☐	☐	☐	☐	
Justin Laven	☐	☐	☐	☐	
Marie Dranttel	☐	☐	☐	☐	
Ron Regenscheid	☐	☐	☐	☐	
Dave Ubel	☐	☐	☐	☐	

5. The requested use is consistent with the Nicollet County Land Use Ordinances.

	YES	NO	ABSTAINED	ABSENT	<u>WHY:</u>
David Hermanson	☐	☐	☐	☐	
David Wendinger	☐	☐	☐	☐	
Justin Laven	☐	☐	☐	☐	
Marie Dranttel	☐	☐	☐	☐	
Ron Regenscheid	☐	☐	☐	☐	
Dave Ubel	☐	☐	☐	☐	

6. The requested use is not in conflict with the Nicollet County Comprehensive Plan.

	YES	NO	ABSTAINED	ABSENT	<u>WHY:</u>
David Hermanson	☐	☐	☐	☐	
David Wendinger	☐	☐	☐	☐	
Justin Laven	☐	☐	☐	☐	
Marie Dranttel	☐	☐	☐	☐	
Ron Regenscheid	☐	☐	☐	☐	
Dave Ubel	☐	☐	☐	☐	

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

	YES	NO	ABSTAINED	ABSENT	<u>WHY:</u>
David Hermanson	☐	☐	☐	☐	
David Wendinger	☐	☐	☐	☐	
Justin Laven	☐	☐	☐	☐	
Marie Dranttel	☐	☐	☐	☐	
Ron Regenscheid	☐	☐	☐	☐	
Dave Ubel	☐	☐	☐	☐	

8. The requested use is reasonably related to the existing land use and environment.

	YES	NO	ABSTAINED	ABSENT	<u>WHY:</u>
David Hermanson	☐	☐	☐	☐	
David Wendinger	☐	☐	☐	☐	
Justin Laven	☐	☐	☐	☐	
Marie Dranttel	☐	☐	☐	☐	
Ron Regenscheid	☐	☐	☐	☐	
Dave Ubel	☐	☐	☐	☐	

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

	YES	NO	ABSTAINED	ABSENT	<u>WHY:</u>
David Hermanson	☐	☐	☐	☐	
David Wendinger	☐	☐	☐	☐	
Justin Laven	☐	☐	☐	☐	
Marie Dranttel	☐	☐	☐	☐	
Ron Regenscheid	☐	☐	☐	☐	
Dave Ubel	☐	☐	☐	☐	

10. The requested use will/will not (Circle One) have an adverse effect upon public health, safety and welfare due to the following other factors:

	YES	NO	ABSTAINED	ABSENT	<u>WHY:</u>
David Hermanson	☐	☐	☐	☐	
David Wendinger	☐	☐	☐	☐	
Justin Laven	☐	☐	☐	☐	
Marie Dranttel	☐	☐	☐	☐	
Ron Regenscheid	☐	☐	☐	☐	
Dave Ubel	☐	☐	☐	☐	

SPECIAL CONDITIONS ARE LISTED ON THE RECORDED CONDITIONAL USE PERMIT AND IN THE RECORD

THE NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION:

(☐ APPROVES) (☐ DENIES)

THE REQUESTED CONDITIONAL USE PERMIT

This decision is based on:

- ☐ Application
- ☐ Staff Report
- ☐ Pictures
- ☐ Information received at public hearing

Viewed by Members of Board:

- ☐ Hermanson
- ☐ Wendinger
- ☐ Laven
- ☐ Dranttel
- ☐ Regenscheid
- ☐ Ubel

Facts supporting the answer to each question above are hereby certified as the Findings of the Nicollet County Planning and Zoning Advisory Commission.

Date: _____ Chair: _____

12/8/2021 - 2:40 PM



Permit Form

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
BLD21-00253	Renewable Energy Permit	Installation of a Small Solar Energy System. Max capacity 38.5 KW(AC) Ground Mounted 168 collectors 5 inverters. See submitted attachments	46454 370TH ST NICOLLET, MN 56074	ANTHONY PETER
BLD21-00254	Structure Permit	Construct a 80'x132' Pole Shed for farm storage	35389 575TH LN LAFAYETTE, MN 56054	PLATZ BRUCE R
BLD21-00255	SSTS Permit	Install 1500 gallon holding tank for RV	49619 443RD AVE N MANKATO, MN 56003	COX ADAM LEO
BLD21-00256	SSTS Permit	Replace septic system for a 4 bedroom house. New Tanks and New Mound soil treatment area. Old tank must be properly abandoned/	50464 506TH ST COURTLAND, MN 56021	HUFFER CAROLYN TRUST
BLD21-00257	Structure Permit	Construct a 700 sq foot open shed with fiberglass hoop style roof for personal storage, dirt floor.	60950 FORT RD NEW ULM, MN 56073	HILLESHEIM JEREMY R AND STACEY L HILLESHEIM
BLD21-00258	SSTS Permit	New Septic system for a new 4 bedroom house. Must be out of the floodplain elevation of 757'. Site only requires 1 septic location due to age of parcel	0	LEONARD DAVID C REVOCABLE TRUST
BLD21-00259	Sign Permit	Installation of temporary signage due to the HWY 14 construction. Sign will be mounted on stand alone posts. Sign must be removed within 45 days after the full closure of Hwy 14. Applicant must apply for new permanent sign if a sign is desired to be installed after the HWY 14 construction is complete.	45638 561ST AVE NEW ULM, MN 56073	MN VALLEY LUTH HIGH SCHOOL & ASSN
BLD21-00260	Structure Permit	After the Fact permit to construct a 5x16 house addition to the south, a 26x26 attached garage to the north of the existing garage and a 10x24 covered porch attached to the existing garage. Total of 996 Sq Ft of addition. Project cost \$137,100.00 Remodel of house to become a 4 bedroom house. New septic system installation required within 1 year of this permit issuance. Setbacks reduced by Variance PLN21-00032	62208 COUNTY ROAD 21 NEW ULM, MN 56073	GIESEKE PATRICK E & SHANA E GIESEKE
BLD21-00261	Structure Permit	Construct a new 18x24 detached shed for personal storage. Concrete Floor. No Plumbing. No heat at this time	50833 BIRCH BLUFF DR N MANKATO, MN 56003	DUEHLMAYER RONALD L & LORI J DUEHLMAYER