

PLANNING AND ZONING ADVISORY COMMISSION AGENDA

Date: July 18, 2022

Time: Following the adjournment of the Nicollet County Board of Adjustments and Appeals Meeting (doors open at 6:45)

Location: Nicollet County Board Room, 501 S Minnesota Ave, St. Peter, MN

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 Spencer Crawford, Deputy Zoning Administrator, at 507-934-7071, or spencer.crawford@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Review of Cancellations and Additions
4. Approval of Minutes: *June 20, 2022*
5. Review Permits
6. Old Business
7. Other Business
8. Communications
9. Adjourn

Mission Statement

Providing efficient services with innovation and accountability.

Vision Statement

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

Core Values

Leadership. Integrity.
Accountability.
Efficiency. Innovation.



Planning & Zoning Advisory Commission

MINUTES

JUNE 20, 2022

7:15 PM

NICOLLET COUNTY
GOVERNMENT CENTER

BOARD MEMBERS	David Hermanson ☒ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☒ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☒	Lloyd Hoffmann ☒	
ABSENT EXCUSED	David Hermanson ☐ Chair	Dave Ubel ☒ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☐	Lloyd Hoffmann ☐	
ABSENT UNEXCUSED	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☐	Lloyd Hoffmann ☐	
STAFF PRESENT	Property and Public Services Assistant Director Pete Otterness ☐		
	Deputy Zoning Administrator Spencer Crawford ☒		
	Assistant County Attorney Megan E. Gaudette Coryell ☒		
	Other Staff ☐		

REVIEW OF CANCELLATIONS & ADDITIONS		None.	
MOTION TO APPROVE MINUTES OF MAY 16, 2022		APPROVE ☒	APPROVE WITH REVISIONS ☐
1 ST	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☒ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☐	Lloyd Hoffmann ☐	
2 ND	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☐	Lloyd Hoffmann ☒	
VOTE TO APPROVE MINUTES		PASS ☒	FAIL ☐ VOTE: 4-0

OTHER:

PUBLIC APPEARANCES	Dean Compart, board member of the Minnesota Board of Animal Health, spoke about Chronic Wasting Disease (CWD) and stated the following: Chronic Wasting Disease is a fatal prion disease caused by a misfolded protein, and that it takes an extended time at 900 degrees or a short time at 1600 degrees to denature the protein. CWD was not known to be in Nicollet County, but that it had been found in Dakota County. When CWD is found in a deer farm, the animals are quarantined and it is very difficult for the business to continue operating. CWD was also found in Scott County due to spread in the wild deer population. Concern over CWD in deer farms started when a deer farmer in Beltrami County dumped CWD infected carcasses on public land. This individual was a bad actor, and to create laws because of bad actors was like “chasing your tail”. The Minnesota Department of Natural Resources (DNR) did a collared deer study and tracked a buck that went 72 miles from its home area. Missouri did a collared deer study and tracked a buck that moved 122 miles in 23 days during the rut. Deer farms are getting blamed for moving CWD around, but it is moving naturally in the wild. There was no good way to deal with the situation from a biosecurity standpoint. Many people from Minnesota go deer hunting in Wisconsin, where CWD is prevalent, and some leave the leftover carcass outside for animals to eat. CWD is a spongiform encephalopathy, similar to mad cow in cattle and Creutzfeldt-Jakob in humans. Nicollet County has no deer farms and that proposed state legislation would make it about impossible to open a new one. Deer farmers are responsible for the animals for 5 years after selling them, and they test when a deer dies on the farm.
OLD BUSINESS	None.
OTHER BUSINESS	Staff report regarding the proposed new cervid farm moratorium: Deputy Zoning Administrator Spencer Crawford provided a progress update on drafting a cervid farm moratorium resolution as requested by the board at the May 16th meeting. Mr. Crawford explained state statute 394.34 Interterm Zoning, which authorizes moratoriums in conjunction with a planning study in order to protect the public health, safety, and general welfare. He stated that staff have not received a permit application for a new deer farm in at least 10 years and possibly much longer. He stated that deer count as 0.15 animal units, with any operation over 10 animal units requiring a permit; this means the proposed moratorium would not impact farms under 66 deer. He stated the proposed moratorium did not fall under the authority of the statute because Chronic Wasting Disease has not been found in Nicollet County or the surrounding counties and is therefore not an emergency. He further stated that no planning study could be carried out as required by the statute because there are no deer farms within the jurisdiction of Nicollet County. After hearing the testimony of Mr. Compart, Mr. Crawford asked if the board would like to make a motion to cancel drafting the cervid moratorium resolution. Board member Hoffmann started the motion, seconded by Board Member Laven. All were in favor, 4-0. Staff report regarding the proposed text amendment to allow small solar energy systems on rooftops of permitted structures in the Shoreland Zoning District: Deputy Zoning Administrator Spencer Crawford provided a progress update on the proposed text amendment. He explained it would include amending section 402 3(A) of the Shoreland Ordinance, along with section 701 and 901 of the Renewable Energy Ordinance. He stated that all of the counties surrounding Nicollet allow small solar energy systems on rooftops of permitted structures in the Shoreland Zoning District in some capacity. He mentioned that further information would be provided at an upcoming board workshop. Staff report regarding the proposed text amendment to update floodplain management regulations to meet NFIP standards: Deputy Zoning Administrator Spencer Crawford explained that FEMA has approved a revised Preliminary Flood Insurance Study (FIS) report & Flood Insurance Rate Map (FIRM) for Nicollet County, and that it needed to be adopted by 10/13/2022 to maintain eligibility in the National Flood Insurance Program. He also stated the Floodplain ordinance would need to be updated to meet FEMA standards to maintain eligibility. After discussion, the board set a workshop date of 07/18/2022 at 5:30 pm.
REVIEW OF PERMITS	The board had no questions or comments after reviewing the permits.
COMMUNICATIONS	None.
MOTION TO ADJOURN	

1 ST	David Hermanson ☐ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☒	Lloyd Hoffmann ☐	
2 ND	David Hermanson ☒ Chair	Dave Ubel ☐ Vice Chair	Marie Dranttel ☐ Commissioner Terry Morrow ☐ Commissioner, Alternate
	Justin Laven ☐	Lloyd Hoffmann ☐	

DAVID HERMANSON, CHAIR		DATE	
SPENCER CRAWFORD, DEPUTY ZONING ADMINISTRATOR		DATE	

DRAFT



6/01/2022 - 6/30/2022 Permit Report

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
BLD22-00112	Structure Permit	Construct a replacement house on a newly created parcel. House is 4 bedroom 3573 sq Ft. with attached garage. Owner as building contractor	42784 541ST AVE COURTLAND, MN 56021	LUEPKE MATTHEW
BLD22-00113	SSTS Compliance Inspection	Compliance inspection for zoning permit - house addition	42412 KERNS DR N MANKATO, MN 56003	GULLIXSON DAVID & BRIANA GULLIXSON
BLD22-00114	Structure Permit	New 12 x 16 personal storage shed.	46237 SHADY RIDGE LN NICOLLET, MN 56074	SIEBERG JOHN C & JEANETTE K SIEBERG
BLD22-00115	Structure Permit	18x 20 addition to existing house for an office space and a washroom/laundry room and a mud room located between the house and the garage	42412 KERNS DR N MANKATO, MN 56003	GULLIXSON DAVID & BRIANA GULLIXSON
BLD22-00116	SSTS Compliance Inspection	Compliance inspection for a 5 bedroom house for property transfer	41474 JUDSON BOTTOM RD N MANKATO, MN 56003	MICHALETZ JOSEPH G & CHRISTINE E
BLD22-00117	SSTS Permit	Replacement Septic system for a 3 bedroom house	53590 409TH AVE N MANKATO, MN 56003	ALBRECHT FAMILY TRUST
BLD22-00118	SSTS Compliance Inspection	Compliance inspection for property transfer. Tank failure - 1993 system	48410 OLD RIVER BLUFF RD ST PETER, MN 56082	WORDEN RAYMOND E
BLD22-00119	SSTS Compliance Inspection	Compliance inspection for property transfer	39407 TIMBER LN ST PETER, MN 56082	SCHMIDT CHAD J & ANDREA R LOKEN-SCHMIDT
BLD22-00120	SSTS Permit	Holding tank for shed bathroom. Maintenance contract with Searles Well.	46882 547TH LN COURTLAND, MN 56021	MICHALETZ PROPERTIES LLC
BLD22-00121	Renewable Energy Permit	New 24 kilowatt home use small solar energy system.	36611 FORT RD ST PETER, MN 56082	HOPKINS JOSHUA & TERI HOPKINS
BLD22-00122	SSTS Permit	New holding tank for a new hog barn office/bathroom	62029 376TH ST GIBBON, MN 55335	WENDINGER BRYAN & ANGIE WENDINGER
BLD22-00123	SSTS Permit	Replacement septic system for a 3 bedroom house	52213 466TH ST COURTLAND, MN 56021	FITZNER MARK W LIVING TRUST
BLD22-00124	Structure Permit	New 24', 10,000 bushels grain bin.	40658 511TH AVE NICOLLET, MN 56074	KELLEY RICKY A & PEGGY K KELLEY
BLD22-00125	SSTS Permit	New Septic system for shed/man cave	50044 COUNTY ROAD 15 NICOLLET, MN 56074	GIESEKE JEFFREY
BLD22-00126	Structure Permit	New 22' x 18' attached deck.	42335 541ST AVE NEW ULM, MN 56073	OSBERG DAVID & BETH
BLD22-00127	SSTS Permit	Replacement septic system for a 2 bedroom house. New Septic/Pump combination tank	57837 FORT RD NEW ULM, MN 56073	ROBERTS LUANN L & BRIAN T JOHNSON
BLD22-00128	SSTS Permit	Replacement septic system for a 4 bedroom house. New dug in Atgrade and new Infiltrator poly tanks. System installed on steep slope due to no other available option.	38467 RIVERVIEW HILLS ST PETER, MN 56082	DALY JOSEPHINE T & DENIS J
BLD22-00129	SSTS Permit	Operating Permit for Delta EcoPod E 400 treatment system	45638 561ST AVE NEW ULM, MN 56073	MN VALLEY LUTH HIGH SCHOOL & ASSN
BLD22-00130	Renewable Energy Permit	New 112 collector, 38kwac small solar energy system.	35532 545TH AVE LAFAYETTE, MN 56054	THORESON JON S
BLD22-00131	Structure Permit	New 81' 3" x 168' nursing swine feedlot with an attached 30' x 60' office. Office includes a bathroom, shower, sink & washer. Feedlot permit FDL22-00005, septic permit BLD22-00122.	62029 376TH ST GIBBON, MN 55335	WENDINGER FOUR FAMILY LLLP
BLD22-00132	Structure Permit	Construct a new detached 24x39 garage.	52991 DEERWOOD TRL N MANKATO, MN 56003	CLEMENT MARY JEAN & THOMAS ALLEN CLEMENT
BLD22-00133	Renewable Energy Permit	New 38kwac small solar energy system. 112 panels, 1 foot spacing, Brown County Rural Electrical Association Cooperative interconnection agreement	35532 545TH AVE LAFAYETTE, MN 56054	THORESON JON S
BLD22-00134	Structure Permit	Construct a new connected entry to the garage, deck and sun porch on existing house. Total expansion of 988 Sq Feet. Septic alteration to a 4 bedroom design August 11 2017 valid to August 11 2022.	37205 356TH ST ST PETER, MN 56082	FLESNER TIMOTHY P & DIANNE WILLIAMS
BLD22-00135	Structure Permit	Construct a 30 x 30 Accessory Shed for personal equipment storage. Electrical - Yes Floor- Gravel, Not Heated	40555 511TH AVE NICOLLET, MN 56074	GIESEKE FREDRICK J & SARAH M GIESEKE
BLD22-00136	SSTS Compliance Inspection	Septic inspection for Zoning Permit	37058 667TH AVE NEW ULM, MN 56073	DUMMER FAMILY REVOCABLE LIVING TRUST
BLD22-00137	Structure Permit	Two new personal storage sheds, 6' 5" x 10' 5" and 10' 5" x 10' 5".	52664 FORT RD NEW ULM, MN 56073	WOELFEL MONICA & GORDON WOELFEL
BLD22-00138	SSTS Compliance Inspection	Compliance inspection for zoning permit for house addition.	46797 381ST AVE ST PETER, MN 56082	WATTLEWORTH JOHN W & DEBORAH K JOHNSON
BLD22-00139	SSTS Compliance Inspection	Compliance inspection for zoning permit - house addition - no bedroom increase	46492 381ST AVE ST PETER, MN 56082	ANDERSON GREGORY K
BLD22-00140	SSTS Compliance Inspection	Compliance inspection for property transfer	37824 531ST AVE LAFAYETTE, MN 56054	HELGET ROBERT & JACQUELINE HELGET
BLD22-00141	SSTS Compliance Inspection	Compliance inspection for property transfer	46560 381ST AVE ST PETER, MN 56082	BUBLITZ JENNIFER S & DIANNA L KENNEDY
BLD22-00142	SSTS Compliance Inspection	Compliance Inspection for property transfer	35814 451ST AVE ST PETER, MN 56082	NELSON HARLAND E & CHERYL R NELSON TRUST
BLD22-00143	SSTS Compliance Inspection	Compliance Inspection for Property Transfer	62122 COUNTY ROAD 21 NEW ULM, MN 56073	GROSAM ROBERTA A
BLD22-00144	SSTS Permit	Septic install for farm office.	42862 US HIGHWAY 14 N MANKATO, MN 56003	NELSON FARMS LLC
BLD22-00145	SSTS Permit	4 bedroom replacement septic system	51411 465th AVE Nicollet, MN 56003	BROWN RICHARD & TERRY FAMILY TRUST

6/01/2022 - 6/30/2022 Permit Report

BLD22-00146	Structure Permit	Building addition 32 x26 addition including new family room, utility room, loft, and porch. Septic compliance received. House to remain 2 bedrooms	46492 381ST AVE ST PETER, MN 56082	ANDERSON GREGORY K
FDL22-00003	Feedlot Construction	New feedlot fee	0	HAVEMEIER WAYNE E & SHELLY R HAVEMEIER
FDL22-00004	Feedlot Construction	Construct 100' x 100' barn addition.	45612 380TH ST NICOLLET, MN 56074	SWENSON M HOWARD & JANE TRUST
FDL22-00005	Feedlot Construction	Construct 81' x 168' swine nursery barn with a 81' x 168' x 8' underfloor concrete pit that holds 665,000 gallons of manure.	62029 376TH ST GIBBON, MN 55335	WENDINGER FOUR FAMILY LLLP
FDL22-00006	Feedlot Construction	Existing feedlot that didn't have a feedlot permit.	34752 591ST AVE LAFAYETTE, MN 56054	FISCHER DARWIN G