



**Planning & Zoning Advisory Commission**

MINUTES

FEBRUARY 24, 2020

7:00 PM

NICOLLET COUNTY  
 BOARD ROOM

<b>BOARD MEMBERS</b>	Jason Enter <input checked="" type="checkbox"/> <i>Chair</i>	David Wendinger <input checked="" type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input checked="" type="checkbox"/> <b>Commissioner</b> Terry Morrow <input type="checkbox"/> <b>Commissioner, Alternate</b>
	David Hermanson <input checked="" type="checkbox"/>	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>
<b>ABSENT EXCUSED</b>	Jason Enter <input type="checkbox"/> <i>Chair</i>	David Wendinger <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <b>Commissioner</b> Terry Morrow <input type="checkbox"/> <b>Commissioner, Alternate</b>
	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/> Vacant <input type="checkbox"/>
<b>ABSENT</b>	Jason Enter <input type="checkbox"/> <i>Chair</i>	David Wendinger <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <b>Commissioner</b> Terry Morrow <input type="checkbox"/> <b>Commissioner, Alternate</b>
	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/> Vacant <input type="checkbox"/>
<b>STAFF PRESENT</b>	Property and Public Services Director Mandy Landkamer <input checked="" type="checkbox"/>		
	Deputy Zoning Administrator/Planner Jon Hammel <input checked="" type="checkbox"/>		
	Assistant County Attorney Megan E. Gaudette Coryell <input checked="" type="checkbox"/>		
	Other Staff <input type="checkbox"/>		

<b>ELECTION OF OFFICERS</b>	
<b>CHAIR</b>	Hermanson nominated Enter for Chair. The Commission voted unanimously to elect Jason Enter as Chair for 2020.
<b>VICE-CHAIR</b>	Dranttel nominated Hermanson for Vice-Chair. The Commission voted unanimously to elect David Hermanson as Vice-Chair for 2020.

<b>REVIEW OF CANCELLATIONS &amp; ADDITIONS</b>		None.	
<b>MOTION TO APPROVE MINUTES OF DECEMBER 16, 2019</b>		APPROVE <input checked="" type="checkbox"/>	APPROVE WITH REVISIONS <input type="checkbox"/>
<b>1<sup>ST</sup></b>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/> Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>		
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>
<b>2<sup>ND</sup></b>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/> Justin Laven <input checked="" type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>		
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>
<b>VOTE TO APPROVE MINUTES</b>		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/> VOTE 6-0
<b>PUBLIC APPEARANCES</b>	None.		

## Public Hearings

WW BLACKTOPPING, INC. /  
MARK AND SUSAN KENDALL

PLN20-03

THREE-YEAR RENEWAL OF MINERAL EXTRACTION PERMIT TO MINE,  
CRUSH, AND STOCKPILE GRAVEL, WITH A HOT MIX PLANT

<b>APPLICANT COMMENT</b>	Mark Kendall was present. He noted they have had some issues with stormwater washing onto the highway. They have made the holding pond larger and also use water-stops at the top and bottom of the hill.			
<b>PUBLIC COMMENT</b>	None.			
<b>PUBLIC TESTIMONY</b>	None.			
<b>MOTION</b>	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	
1 <sup>ST</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
2 <sup>ND</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input checked="" type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
<b>COMMISSIONER DISCUSSION</b>	Commissioner Dranttel recused herself from the hearing.			
<b>VOTE</b>	PASS <input checked="" type="checkbox"/>		FAIL <input type="checkbox"/>	VOTE 5-0
<b>MOTION TO ADOPT FINDINGS</b>				
1 <sup>ST</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input checked="" type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
2 <sup>ND</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
<b>VOTE TO ADOPT FINDINGS</b>	PASS <input checked="" type="checkbox"/>		FAIL <input type="checkbox"/>	VOTE 5-0

JOHN AND SOLVEIG LANGR

PLN20-07

AMENDMENT TO CONDITIONAL USE PERMIT TO ESTABLISH A  
WHOLESALE AND RETAIL GREENHOUSE

<b>APPLICANT COMMENT</b>	John Langer was present and had no comment.			
<b>PUBLIC COMMENT</b>	None.			
<b>PUBLIC TESTIMONY</b>	None.			
<b>MOTION</b>	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	
1 <sup>ST</sup>	Marie Dranttel <input checked="" type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
2 <sup>ND</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
<b>COMMISSIONER DISCUSSION</b>	Commissioner Hermanson recused himself from the hearing.			
<b>VOTE</b>	PASS <input checked="" type="checkbox"/>		FAIL <input type="checkbox"/>	VOTE 5-0
<b>MOTION TO ADOPT FINDINGS</b>				
1 <sup>ST</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>

	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
2 <sup>nd</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input checked="" type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
<b>VOTE TO ADOPT FINDINGS</b>		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 5-0

**SOLARCLUB 2, LLC / RENGSTORF  
UNTERNEHMEN, LLC**

**PLN20-08**

**ESTABLISH A LARGE ONE MEGAWATT SOLAR ENERGY  
SYSTEM ON UP TO EIGHT ACRES OF LAND**

<b>APPLICANT COMMENT</b>	Chuck Beisner was present to represent the applicant. He stated the applicant was agreeable to the proposed conditions.			
<b>PUBLIC COMMENT</b>	None.			
<b>PUBLIC TESTIMONY</b>	None.			
<b>MOTION</b>	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	
1 <sup>ST</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
2 <sup>nd</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input checked="" type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
<b>COMMISSIONER DISCUSSION</b>	None.			
<b>VOTE</b>	PASS <input checked="" type="checkbox"/>		FAIL <input type="checkbox"/>	
<b>VOTE 6-0</b>				
<b>MOTION TO ADOPT FINDINGS</b>				
1 <sup>ST</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input checked="" type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
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	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input type="checkbox"/>	Vacant <input type="checkbox"/>	
<b>VOTE TO ADOPT FINDINGS</b>		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE 6-0

<b>OLD BUSINESS</b>	Landkamer updated the Commission regarding the Comprehensive Plan update. Tentatively an informational public meeting is to occur in March, with a public hearing in April or May.			
<b>OTHER BUSINESS</b>	None.			
<b>REVIEW OF PERMITS</b>	The permits for December and January were reviewed.			
<b>COMMUNICATIONS</b>	None.			
<b>MOTION TO ADJOURN</b>	7:55 PM			
1 <sup>ST</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			
	Ron Regenscheid <input type="checkbox"/>	David Wendinger <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	
2 <sup>nd</sup>	Marie Dranttel <input type="checkbox"/>	Jason Enter <input checked="" type="checkbox"/>	David Hermanson <input type="checkbox"/>	Justin Laven <input type="checkbox"/>
	Terry Morrow, Alt. <input type="checkbox"/>			