



PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

MAY 15, 2023	7:05 PM	NICOLLET COUNTY BOARD ROOM
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ROLL CALL	COMMISSIONERS PRESENT	COMMISSIONERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	<input checked="" type="checkbox"/> Dave Ubel, <i>Chair</i> <input checked="" type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input checked="" type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input checked="" type="checkbox"/> Lloyd Hoffmann <input checked="" type="checkbox"/> Justin Laven <input checked="" type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input type="checkbox"/> Randy Schwab	<input checked="" type="checkbox"/> Spencer Crawford, Deputy Zoning Administrator (DZA) <input checked="" type="checkbox"/> Loria Rebuffoni, Property Services Supervisor (PSS) <input checked="" type="checkbox"/> Roxann Klein, Assistant County Attorney (ACA) <input checked="" type="checkbox"/> Crystal Madden, Recording Secretary <input checked="" type="checkbox"/> Other Staff: Sheriff Lange <input checked="" type="checkbox"/> Other Staff: Jaci Kopet, PPSD Director

REVIEW OF CANCELLATIONS & ADDITIONS	
	PSS Rebuffoni presented the following cancellation & addition to the agenda: 1. Addition of a request to approve moving the June 19, 2023 meeting date to June 26, 2023 in observance of the Juneteenth holiday. 2. Cancellation of agenda item #8.

MOTION TO MOVE 6/19/23 MEETING TO 6/26/23 IN OBSERVANCE OF THE JUNETEENTH STATE HOLIDAY	MOTION	2 ND
APPROVE	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input checked="" type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input type="checkbox"/> Lloyd Hoffmann <input checked="" type="checkbox"/> Justin Laven <input type="checkbox"/> Randy Schwab
VOTE TO APPROVE MINUTES	<input checked="" type="checkbox"/> PASS <input type="checkbox"/> FAIL	VOTE: 6 - 0

APPROVAL OF FEBRUARY 27, 2023 MINUTES	MOTION	2 ND
APPROVE	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input type="checkbox"/> Lloyd Hoffmann <input checked="" type="checkbox"/> Justin Laven <input type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input checked="" type="checkbox"/> Randy Schwab
VOTE TO APPROVE MINUTES	<input checked="" type="checkbox"/> PASS <input type="checkbox"/> FAIL	VOTE: 6 - 0

PUBLIC APPEARANCES	
	There were no public appearances

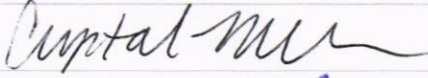

PUBLIC HEARINGS – Conditional Use

PLN23-06	APPLICANT/LANDOWNER: Chelsey Stevensen / Chelsey & Nick Stevensen
DESCRIPTION	Chelsey Stevensen is requesting Conditional Use approval to operate a business, Nu Roots Salon, as a Level 2 Home Occupation at 45402 Jeremy Drive, New Ulm.
STAFF REPORT PRESENTED BY	DZA Crawford
APPLICANT TESTIMONY	Present to represent the application was Chelsey & Nick Stevensen.
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.
COMMISSION DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place. Vice Chair Thoreson made a motion to strike condition #5 concerning ADA compliance, and condition #6 concerning the hours of operation. The motion was seconded by Commissioner Laven; the motion passed 6-0.

COMMISSION ACTION - FINDINGS	MOTION	2 ND
ADOPT AS STATED	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input checked="" type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input type="checkbox"/> Lloyd Hoffmann <input checked="" type="checkbox"/> Justin Laven <input type="checkbox"/> Randy Schwab
VOTE TO ADOPT FINDINGS OF FACT	<input checked="" type="checkbox"/> PASS <input type="checkbox"/> FAIL	VOTE: 6 - 0
COMMISSION ACTION - APPROVAL	MOTION	2 ND
RECOMMEND APPROVAL WITH CONDITIONS, as amended	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input type="checkbox"/> Lloyd Hoffmann <input checked="" type="checkbox"/> Justin Laven <input type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input checked="" type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input type="checkbox"/> Randy Schwab
VOTE TO RECOMMEND APPROVAL	<input checked="" type="checkbox"/> PASS <input type="checkbox"/> FAIL	VOTE: 6 - 0

ADDITIONAL ITEMS

OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN MEETING	MOTION	2 ND	
07:40 PM	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input type="checkbox"/> Lloyd Hoffmann <input checked="" type="checkbox"/> Justin Laven <input type="checkbox"/> Randy Schwab	<input type="checkbox"/> Dave Ubel, <i>Chair</i> <input type="checkbox"/> Jon Thoreson, <i>Vice Chair</i> <input type="checkbox"/> Marie Dranttel, <i>Commissioner</i> <input type="checkbox"/> Lloyd Hoffmann <input type="checkbox"/> Justin Laven <input checked="" type="checkbox"/> Randy Schwab	
VOTE TO ADJOURN MEETING	<input checked="" type="checkbox"/> PASS <input type="checkbox"/> FAIL	VOTE: 6 - 0	

CRYSTAL MADDEN, RECORDING SECRETARY		DATE	8/21/2023
DAVE UBEL, CHAIR		DATE	8/21/2023