



Planning & Zoning Advisory Commission

MINUTES

JUNE 21, 2021

9:00 PM

NICOLLET COUNTY
 GOVERNMENT CENTER

BOARD MEMBERS	David Hermanson <input checked="" type="checkbox"/> <i>Chair</i>	David Wendinger <input checked="" type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input checked="" type="checkbox"/> <i>Commissioner</i> Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input checked="" type="checkbox"/>	Dave Ubel <input type="checkbox"/>
ABSENT EXCUSED	David Hermanson <input type="checkbox"/> <i>Chair</i>	David Wendinger <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i> Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input checked="" type="checkbox"/>
ABSENT	David Hermanson <input type="checkbox"/> <i>Chair</i>	David Wendinger <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i> Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
STAFF PRESENT	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"/>		

REVIEW OF CANCELLATIONS & ADDITIONS		None.	
MOTION TO APPROVE MINUTES OF APRIL 19, 2021		APPROVE <input checked="" type="checkbox"/>	APPROVE WITH REVISIONS <input type="checkbox"/>
1ST	David Hermanson <input type="checkbox"/> <i>Chair</i>	David Wendinger <input checked="" type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i> Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
2ND	David Hermanson <input type="checkbox"/> <i>Chair</i>	David Wendinger <input type="checkbox"/> <i>Vice Chair</i>	Marie Dranttel <input type="checkbox"/> <i>Commissioner</i> Terry Morrow <input type="checkbox"/> <i>Commissioner, Alternate</i>
	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
VOTE TO APPROVE MINUTES		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/> 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" <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>
1ST	David Hermanson <input type="checkbox"/> Chair	David Wendinger <input checked="" type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
2ND	David Hermanson <input type="checkbox"/> Chair	David Wendinger <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
COMMISSIONER DISCUSSION	<p>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.</p> <p>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.</p> <p>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.</p> <p>Landkamer noted that past kennel permits had required holding tanks.</p>		
VOTE TO APPROVE REQUEST	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 5-0
MOTION TO ADOPT FINDINGS OF FACT			
1ST	David Hermanson <input type="checkbox"/> Chair	David Wendinger <input type="checkbox"/> Vice Chair	Marie Dranttel <input checked="" type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
2ND	David Hermanson <input type="checkbox"/> Chair	David Wendinger <input checked="" type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner Terry Morrow <input type="checkbox"/> Commissioner, Alternate
	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
VOTE TO ADOPT FINDINGS OF FACT	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	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 <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>

1 ST	David Hermanson <input type="checkbox"/> Chair	David Wendinger <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner
	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Terry Morrow <input type="checkbox"/> Commissioner, Alternate
2 ND	David Hermanson <input type="checkbox"/> Chair	David Wendinger <input checked="" type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner
	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Terry Morrow <input type="checkbox"/> Commissioner, Alternate
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 <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/> VOTE: 5-0
MOTION TO ADOPT FINDINGS OF FACT			
1 ST	David Hermanson <input type="checkbox"/> Chair	David Wendinger <input checked="" type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner
	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Terry Morrow <input type="checkbox"/> Commissioner, Alternate
2 ND	David Hermanson <input type="checkbox"/> Chair	David Wendinger <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner
	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Terry Morrow <input type="checkbox"/> Commissioner, Alternate
VOTE TO ADOPT FINDINGS OF FACT		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/> VOTE: 5-0

OTHER:

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

1 ST	David Hermanson <input type="checkbox"/> Chair	David Wendinger <input type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner
	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input checked="" type="checkbox"/>	Terry Morrow <input type="checkbox"/> Commissioner, Alternate
2 ND	David Hermanson <input type="checkbox"/> Chair	David Wendinger <input checked="" type="checkbox"/> Vice Chair	Marie Dranttel <input type="checkbox"/> Commissioner
	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Terry Morrow <input type="checkbox"/> Commissioner, Alternate
VOTE TO ADJOURN		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/> VOTE: 5-0

DAVID HERMANSON, CHAIR		DATE	11-15-2021
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MANDY LANDKAMER, COUNTY ADMINISTRATOR		DATE	11-15-2021
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