



## Planning & Zoning Advisory Commission

**MINUTES**

**AUGUST 15, 2022**

**7:00 PM**

**NICOLLET COUNTY  
 GOVERNMENT CENTER**

<b>BOARD MEMBERS</b>	David Hermanson <input checked="" type="checkbox"/> <i>Chair</i>	Dave Ubel <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"/>	Lloyd Hoffmann <input checked="" type="checkbox"/>	
<b>ABSENT EXCUSED</b>	David Hermanson <input type="checkbox"/> <i>Chair</i>	Dave Ubel <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"/>	Lloyd Hoffmann <input type="checkbox"/>	
<b>ABSENT UNEXCUSED</b>	David Hermanson <input type="checkbox"/> <i>Chair</i>	Dave Ubel <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"/>	Lloyd Hoffmann <input type="checkbox"/>	
<b>STAFF PRESENT</b>	Property and Public Services Assistant Director Pete Otterness <input checked="" type="checkbox"/>		
	Deputy Zoning Administrator Spencer Crawford <input checked="" type="checkbox"/>		
	County Attorney (CA) Michelle Zehnder Fischer <input checked="" type="checkbox"/>		
	Other Staff <input type="checkbox"/>		

<b>REVIEW OF CANCELLATIONS &amp; ADDITIONS</b>	Zoning Administrator Crawford noted that discussion of the Floodplain Ordinance and Map amendment was added to an amended PZAC Agenda.
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<b>MOTION TO APPROVE MINUTES OF JULY 18, 2022</b>		APPROVE <input checked="" type="checkbox"/>	APPROVE WITH REVISIONS <input type="checkbox"/>
<b>1<sup>ST</sup></b>	David Hermanson <input type="checkbox"/> <i>Chair</i>	Dave Ubel <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"/>	Lloyd Hoffmann <input type="checkbox"/>	
<b>2<sup>ND</sup></b>	David Hermanson <input type="checkbox"/> <i>Chair</i>	Dave Ubel <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"/>	Lloyd Hoffmann <input type="checkbox"/>	
<b>VOTE TO APPROVE MINUTES</b>		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/> VOTE: 5-0

<b>PUBLIC APPEARANCES</b>	None.
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**PUBLIC HEARINGS:**

<b>PENTAGON MATERIALS</b>	<b>PLN22-08</b>	<b>THREE YEAR REVIEW OF A MINERAL EXTRACTION CONDITIONAL USE PERMIT</b>	
<b>APPLICANT COMMENT</b>	None.		
<b>PUBLIC COMMENT</b>	None.		
<b>PUBLIC TESTIMONY</b>	None.		
<b>PUBLIC PARTICIPATION</b>	None.		
<b>MOTION</b>	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>
<b>1<sup>ST</sup></b>	David Hermanson <input type="checkbox"/> <b>Chair</b>	Dave Ubel <input type="checkbox"/> <b>Vice Chair</b>	Marie Dranttel <input type="checkbox"/> <b>Commissioner</b> Terry Morrow <input type="checkbox"/> <b>Commissioner, Alternate</b>
	Justin Laven <input checked="" type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	
<b>2<sup>ND</sup></b>	David Hermanson <input type="checkbox"/> <b>Chair</b>	Dave Ubel <input checked="" type="checkbox"/> <b>Vice Chair</b>	Marie Dranttel <input type="checkbox"/> <b>Commissioner</b> Terry Morrow <input type="checkbox"/> <b>Commissioner, Alternate</b>
	Justin Laven <input type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	
<b>COMMISSIONER DISCUSSION</b>	Zoning Administrator Crawford presented the Staff Report; the Board had no questions.		
<b>VOTE TO APPROVE REQUEST</b>	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 5-0

**OTHER:**

<b>OLD BUSINESS</b>	None.
<b>OTHER BUSINESS</b>	<p>Zoning Administrator Crawford presented a Staff Report on the proposed Floodplain Ordinance and Zoning Map amendments. He clarified the timeline by stating the proposal will be reviewed at the hearing today, reviewed by the Board of Commissioners at a workshop tomorrow, voted on by the Planning and Zoning Advisory Commission at their next meeting, voted on by the Board of Commissioners at their following hearing, and publicly advertised before it is approved. He explained updating the Ordinance and Flood Map is important to maintain participation in the National Flood Insurance Program, which provides flood insurance to residents of rural Nicollet County. Three maps were presented to the Board; the first showing the new floodplain for the whole county, the second showing a newly mapped flood zone crossing Peaceful Valley Campground, and the last showing existing and newly mapped flood zones north of St. Peter along Highway 169. Zoning Administrator Crawford then explained the proposed changes to Sections 2, 3, 4, 5, 6, 7, and 9 of the Zoning Ordinance. Board Member Laven asked about the proposed changes to the Shoreland Ordinance that had been mentioned at a previous meeting; Zoning Administrator Crawford explained that it would be reviewed at a later date after the Floodplain Ordinance was amended. Property and Public Services Assistant Director Otterness explained that many of the changes to the Floodplain Zoning Map are minor, but that some people may get notices from their flood insurance provider about acquiring flood insurance. County Attorney Fischer asked staff to confirm Peaceful Valley campground is affected; Property and Public Services Assistant Director Otterness stated that it will contain a narrow delineated floodplain. Board Member Hermanson asked if the campsites are affected; Public Services Assistant Director Otterness stated that the impact what can permanently be put at the site. Zoning Administrator Crawford noted that FEMA has a process to remove some properties from floodplain. Board Member Ubel asked if the wording changes would be in their next packet; Zoning Administrator Crawford confirmed that it would. Board Member Hoffmann asked if it would impact farming; Zoning Administrator Crawford stated it would not as farming is an allowed use in floodplain.</p>
<b>REVIEW OF PERMITS</b>	The Board had no comment on the permits.
<b>COMMUNICATIONS</b>	None.
<b>MOTION TO ADJOURN</b>	

1 <sup>ST</sup>	David Hermanson <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>	Marie Dranttel <input type="checkbox"/> <b>Commissioner</b>
	<b>Chair</b>	<b>Vice Chair</b>	Terry Morrow <input type="checkbox"/> <b>Commissioner, Alternate</b>
	Justin Laven <input checked="" type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	
2 <sup>ND</sup>	David Hermanson <input type="checkbox"/>	Dave Ubel <input checked="" type="checkbox"/>	Marie Dranttel <input type="checkbox"/> <b>Commissioner</b>
	<b>Chair</b>	<b>Vice Chair</b>	Terry Morrow <input type="checkbox"/> <b>Commissioner, Alternate</b>
	Justin Laven <input type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	

DAVID HERMANSON, CHAIR	<i>David Hermanson</i>	DATE	9-19-22
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SPENCER CRAWFORD, DEPUTY ZONING ADMINISTRATOR	<i>Spencer Crawford</i>	DATE	9-19-22
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