



Planning & Zoning Advisory Commission

MINUTES

SEPTEMBER 19, 2022

7:42 PM

NICOLLET COUNTY
 GOVERNMENT CENTER

BOARD MEMBERS	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 type="checkbox"/>	Lloyd Hoffmann <input checked="" type="checkbox"/>	
ABSENT EXCUSED	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"/>	
ABSENT	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"/>	
STAFF PRESENT	Property and Public Services Director Jaci Kopet <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 checked="" type="checkbox"/> Administrative Support Specialist Crystal Madden, County Administrator Mandy Landkamer		

REVIEW OF CANCELLATIONS & ADDITIONS		PLN22-12 United Farmers Cooperative continued until the 10/17/2022 hearing due to lack of quorum.	
MOTION TO APPROVE MINUTES OF AUGUST 15, 2022		APPROVE <input checked="" type="checkbox"/>	APPROVE WITH REVISIONS <input type="checkbox"/>
1ST	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 checked="" type="checkbox"/>	
2ND	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"/>	
VOTE TO APPROVE MINUTES		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/> VOTE: 4-0
PUBLIC APPEARANCES	None.		

PUBLIC HEARINGS:

M.R. PAVING & EXCAVATING, INC.

PLN22-15

THREE-YEAR MINERAL EXTRACTION PERMIT REVIEW.

APPLICANT COMMENT	Adam Hoffmann was present at the meeting representing M.R. Paving & Excavating, Inc. He had no comment.		
PUBLIC COMMENT	None.		
PUBLIC TESTIMONY	None.		
PUBLIC PARTICIPATION	None.		
MOTION	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>
1ST	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 checked="" type="checkbox"/>	
2ND	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"/>	
COMMISSION DISCUSSION	None.		
VOTE TO APPROVE REQUEST	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 4-0
MOTION TO ADOPT FINDINGS			
1ST	David Hermanson <input type="checkbox"/> <i>Chair</i>	Dave Ubel <input 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 type="checkbox"/>	Lloyd Hoffmann <input type="checkbox"/>	
2ND	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"/>	
VOTE TO ADOPT FINDINGS	PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 4-0

PROPOSED AMENDMENTS TO THE NICOLLET COUNTY ZONING ORDINANCE & OFFICAL ZONING MAP

PUBLIC COMMENT	DZA Crawford stated the Property Services Department had received numerous calls regarding the proposed changes. DZA Crawford stated some members of the public also expressed their disagreement with FEMA's Floodplain determinations.
PUBLIC TESTIMONY	<p>Craig Smith testified. He expressed concern over the accuracy of the floodplain map and stated the floodplain should be moved further back on his property. He stated that he should not have to buy flood insurance.</p> <p>Mark Forst testified. He expressed concern over his driveway bridge flooding.</p> <p>Terri Stratton-Hickey testified. She stated the floodplain map was not colorblind friendly, so she could not interpret the map. She was also concerned about the economic impact of her property being in floodplain.</p> <p>Terry Genelin testified. He expressed concerns over the accuracy of the floodplain map and asked how FEMA obtained their measurements. He also expressed concern about the economic impact of the new restrictions.</p> <p>Ted Boys testified. He started his concern about FEMA's public notification process, and requested Nicollet County take more time to study FEMA's map amendment before voting.</p> <p>DZA Crawford requested a recess at 8:39 PM. The Board resumed at 8:43 PM.</p> <p>CA Zehnder Fischer provided information about FEMA's map amendment process, and explained that the role of the Planning and Zoning Advisory Commission is to make a recommendation to the Board of</p>