



PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

SEPTEMBER 19, 2023	6:00 P.M.	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"/> Roxann Klein, Assistant County Attorney (ACA) <input checked="" type="checkbox"/> Shana Jackson, County Assessor (Assessor) <input checked="" type="checkbox"/> Crystal Madden, Recording Secretary <input type="checkbox"/> Other Staff: <input type="checkbox"/> Other Staff:

REVIEW OF AGENDA

AGENDA ADDITIONS / DELETIONS	None.
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APPROVAL OF AUGUST 21, 2023 MINUTES

APPROVAL OF AUGUST 21, 2023 MINUTES	MOTION	2 ND
<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH REVISIONS	<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 APPROVE MINUTES	<input checked="" type="checkbox"/> PASS <input type="checkbox"/> FAIL	VOTE: 6 - 0

PUBLIC APPEARANCES

No one was present to make a public appearance.

PUBLIC HEARINGS – CONDITIONAL USE

PLN23-11	APPLICANT/LANDOWNER: Ulland Brothers Incorporated
DESCRIPTION	Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel, with and operate a bituminous/concrete plant
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	Commission Chair Ubel visited the site. There was no contact with Commissioners from members of the public.
STAFF REPORT PRESENTED BY	DZA Crawford
APPLICANT TESTIMONY	Mitch Froehlich with Ulland Brothers Inc, 2501 East Main Street, Albert Lea, MN, was present and provided testimony.
PUBLIC TESTIMONY	No one was present to provide public testimony. Public comment was received before the hearing from Rachel Cunningham, 70 Shady Oak Drive, Courtland in opposition of the hours of operation before 6 am, and was read into the record by DZA Crawford.
COMMISSIONER DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place.
COMMISSION ACTION	MOTION 2ND

RECOMMEND APPROVAL WITH CONDITIONS, as recommended	<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 RECOMMEND APPROVAL	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL	VOTE: 6 - 0

PLN23-12		APPLICANT/LANDOWNER: Ulland Brothers Incorporated	
DESCRIPTION	Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel, and operate a bituminous/concrete batch plant		
CONFLICT OF INTEREST	None.		
SITE VISIT & PUBLIC CONTACT	Commission Chair Ubel visited the site. There was no contact with Commissioners from members of the public.		
STAFF REPORT PRESENTED BY	DZA Crawford		
APPLICANT TESTIMONY	Mitch Froehlich with Ulland Brothers Inc, 2501 East Main Street, Albert Lea, MN, was present and provided testimony.		
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.		
COMMISSIONER DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place.		
COMMISSION ACTION		MOTION	2 ND
Choose an item.	<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 CHOOSE AN ITEM.	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL	VOTE: 6 - 0

PLN23-13		APPLICANT/LANDOWNER: Matt & Shari Brostrom / GP-75 LLC	
DESCRIPTION	Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel, and operate a to operate a hot mix plant		
CONFLICT OF INTEREST	Commissioner Dranttel abstained from this discussion due to conflict of interest.		
SITE VISIT & PUBLIC CONTACT	Commissioner Laven stated he visited the site "years ago". There was no contact with Commissioners from members of the public.		
STAFF REPORT PRESENTED BY	DZA Crawford		
APPLICANT TESTIMONY	Present to represent the applicant was Matt Brostrom, 805 W. Evenson Street, St. Peter, MN.		
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.		
COMMISSIONER DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place.		
COMMISSION ACTION		MOTION	2 ND
RECOMMEND APPROVAL WITH CONDITIONS, as recommended	<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 type="checkbox"/> Justin Laven <input checked="" type="checkbox"/> Randy Schwab	
VOTE TO RECOMMEND APPROVAL	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL	VOTE: 5 - 0

PLN23-14		APPLICANT/LANDOWNER: Matt & Shari Brostrom / Gulf Shore LLC	
DESCRIPTION	Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel, and operate a to operate a hot mix plant		