

**Summary of the  
MEEKER COUNTY PLANNING COMMISSION  
June 14, 2022 – MEETING MINUTES**  
*Audio Available*

The Meeker County Planning Commission held a meeting on **June 14, 2022 at 5:00pm** to consider the following Rezoning, Preliminary Plat, Conditional Use permit applications and other business before the Board. Present was Jans, Hempel, Euerle, Smith, Salzl, Turck, Loff and Zoning Administrator Schultz.

5:00pm

Jans calls the meeting to order. There is a quorum.

The Board states their names for voice recognition.

Jans asks the Board if they have any corrections or additions to the May 10, 2022 meeting minutes. None are noted.

Euerle makes a motion for approval.

Salzl seconds the motion.

Motion carried 7-0.

5:01pm

**Jans opens the public hearing for Rod Lund (applicant), 74219 318th St, South Haven, MN 55382 and Cindy Lund-Geer (owner), 18595 Panama Ave, Prior Lake, MN 55372. Property located at Outlot A of West Shore, Dassel Township. An application to Rezone a parcel of land from A-1 Agricultural Preservation to R-1 Suburban Residential District.**

Stan VonBank, Wayne Koehnen, Rod Lund and Caleb Lee are present for this hearing.

Schultz: Property parcel 07-0041000 is approximately 21.23 acres. The west 622.5 feet of Government Lot 5 located in Section 2, Township 119, Range 29 of Dassel Township. This property is partially located within the shoreland district of the Recreational Development classed Big Swan Lake. This parcel is contiguous to R-1 Suburban Residential properties located to the north and east of the property. The plat of West Shore to the east of the property was rezoned and platted December of 1975.

Currently on the property there are no buildings or development. The existing boundary of the property has been in existence since before 1995.

The property owners are proposing to rezone parcel 07-0041000 which is currently A-1 Agricultural Preservation District to R-1 Suburban Residential District in order to plat Lund Hills for 3 lots with building eligibilities. 273rd Street will be the access for lots 1 and 2. Dassel Township from there March 7, 2022 meeting gave their approval for residential rezoning.

Jans states that this land is farmed and probably shouldn't be farmed. It is very erodible. Hopefully this will fix it for the future.

VanBank says that the erosion is running down the road. It is at the top of the road right now so all of the dirt is running into the lake.

Jans says he noticed that right away. Hopefully with this development, it will be corrected.

Lund states that he has trees and seed that will go in as soon as this application is approved.

Koehnen asks if there is a contact to get grants beyond Meeker County Soil and Water. He's been trying to deal with them, but isn't getting anywhere.

Schultz asks if he wants the DNR to come out to look for erosion control. *Yes*

Koehnen states that there have been hundreds of yards of material washed into the lake. Something needs to be done.

Jans says that Soil and Water will pay a percentage of what it costs to fix, but sometimes lake associations will kick in money as well.

Schultz says that he will send a message to Joe Norman to contact him.

Jans says that one side of this property is CRP and the south side is a conservation easement. There is no other farmed agricultural land around it.

Euerle makes a motion to close the public hearing.

Smith seconds the motion.

Motion carried 7-0.

Euerle makes a motion for approval.

Loff seconds the motion.

Motion carried 7-0.

5:08pm

**Jans opens the public hearing for Rod Lund (applicant), 74219 318th St, South Haven, MN 55382 and Cindy Lund-Geer (owner), 18595 Panama Ave, Prior Lake, MN 55372. Property located at Outlot A of West Shore and the West 622.50 feet of Government Lot Five (5), Section Two (2), Township One Hundred Nineteen (119), Range Twenty Nine (29), Dassel Township. An application to consider the Preliminary Plat for three (3) lots of the R-1 Suburban Residential District zoned plat of Lund Hills.**

Stan VonBank, Wayne Koehnen, Rod Lund and Caleb Lee are present for this hearing.

Schultz: The plat is made up of Parcel 07-0041000 which is approximately 21.23 acres and parcel 07-0807000 approximately 7 acres. Parcel 07-0041000 is metes and bounds A-1 Agricultural Preservation zoned property and parcel 07-0807000 is Outlot A of West Shore plat created in 1975 both parcels are located in Section 2, Township 119, Range 29 of Dassel Township. These properties are located within the shore land district of the Recreational Development classed Big Swan Lake.

Parcel 07-004100 currently does have an eligibility due to lot of record. Parcel 07-0807000 does not have a building eligibility due to being platted as an Outlot. The property owners have made application for the consideration of the three (3) lot plat of Lund Hills. As per the survey, the lots meet or exceed the minimum lot size requirements for an R-1 zoned lots that are non- riparian to an R.D. lake. Lot 1 will be 2.49 acres, lot 2 will be 2.5 acres, lot 3 will be 19.25 acres.

Appropriate soils information to show that the lots have the capability to establish a primary and secondary septic site. Contours shown on the preliminary plat indicate surface water on lots 1 and 2 will run mainly east towards the lake. Runoff water for lot 3 will mainly run to the northeast and west. No wetlands were located on the property. Surface water patterns are not proposed to be changed based on this plat being established. No stormwater permit is needed since less than 1 acre would be disturbed during construction.

A title opinion has been submitted on this property and reviewed as satisfactory by Emily Woods. The applicant has submitted information from the Dassel Township March 2022 meeting indicating they are ok with the plat as long as two new culverts, 16 inches by 30 feet for approaches are installed for lots 1 and 2.

Jans states that the Board has hashed everything out already, so he entertains a motion to close the public hearing.

Euerle makes a motion to close the public hearing.

Hempel seconds the motion.

Motion carried 7-0.

Euerle makes a motion for approval.

Turck seconds the motion.

Motion carried 7-0.

5:10pm

**Adam Kaping (applicant), 20784 Hwy 15 N, Hutchinson, MN 55350 and Seth Madole (owner), 1480 Canterbury Place SE, Owatonna, MN 55060. Property located at 22269 670th Ave, Darwin, MN 55324. Lot Sixteen (16), Oakwood Shores, Lake Stella, Darwin Township. An application for a Conditional Use permit to move more than fifty (50) cubic yards of material in the Shoreland District and more than ten (10) cubic yards of material in the shore impact zone all in the R-1 Suburban Residential District and within the Shoreland District.**

Adam Kaping is present for this hearing.

Schultz: This property is approximately 15,011 square feet, riparian, R-1 Suburban Residential zoned, part of Oakwood Shores lot 16 with a property address 22269 670th Ave, Dassel MN, located in Section 35, Township 119, Range 30 in Darwin Township. Lake Stella is considered a Recreational Development Lake.

Currently there is a cabin and garage on the property built in 1975 then added on to in 1980, a septic system installed sometime in the 1970's, 840 square feet of decking was installed sometime before 1995. From the ordinary high-water level, the dwelling appears to be approximately 54 feet. Septic compliance was completed December of 2021.

The property owners are requesting to install rip rap on the shoreline. Replace existing retaining walls with boulder walls. Replace wood patio with a paver patio and replace wooden steps with concrete steps. Total materials for the project will be 22 yards of boulders, 19 yards of rip-rap, 12 yards of dirt, 10 yards of gravel, 2 yards of sand and approximately 240 square feet of pavers for an approximate 68 cubic yards of materials to be brought into the shore impact zone for the project.

Total impervious for the site after the project will be approximately 3050 square feet or approximately 20%. Erosion control during construction will be placed between the construction and water.

Ethan Jenzen DNR area hydrologist indicated that no additional permit is needed for the rip-rap. In a letter dated May 12, 2022.

Jans states that it looks like they are doing a facelift with the same concept. Making it a little bit wider, and adding rip-rap.

Smith asks if he will be removing the brush on the higher side of the lake.

Kaping says that they will go 50' starting from the west. Leaving the brush area more natural.

Schultz reads the possible conditions:

1. The total cubic yardage moved and/or brought onto this site shall be a maximum of 80 cubic yards of material.
2. Engineering completed by a licensed structural engineer licensed in the State of Minnesota for any walls that are four feet or taller.
3. The project shall be completed as per the plans submitted with this application.
4. All required additional permits shall be obtained if needed prior to commencing the project or project extends beyond scope submitted.
5. Erosion control shall be implemented and maintained on-site until permanent vegetative cover is established to prevent erosion of material into sensitive areas.
6. The applicant and/or property owner shall notify Meeker County Planning & Zoning within seven days of completion of this project.

Hempel asks if he will be using regular pavers or permeable? *Regular*

Jans says that he doesn't see it covering more surface area. It is basically the same.

Salzl makes a motion to close the public hearing.

Euerle seconds the motion.

Motion carried 7-0.

Euerle makes a motion for approval with the conditions.

Turck seconds the motion.

Motion carried 7-0.

5:21pm

Smith makes a motion to adjourn.

Turck seconds the motion.

Motion carried 7-0.