

**Summary of the
MEEKER COUNTY PLANNING COMMISSION
August 16, 2022 – MEETING MINUTES**
Audio Available

The Meeker County Planning Commission held a meeting on **August 16, 2022 at 5:00pm** to consider the following 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 July 12, 2022 meeting minutes. None are noted.

Euerle makes a motion for approval.

Turck seconds the motion.

Motion carried 7-0.

5:01pm

Jans opens the public hearing for Peter & Shaunna Loecken/Loecken Repair LLC, 52908 390th St, Paynesville, MN 56362. Property located at 52906 390th St, Paynesville, MN 56362. That part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), more fully described in the application. Section Four (4), Township One Hundred Twenty One (121), Range Thirty Two (32), Union Grove Township. An application for a Conditional Use permit to operate a Level 2 Home Occupancy for agricultural machinery repair in the A-1 Agricultural Preservation District.

Shaunna Loecken is present for this hearing.

Schultz: This property is a 5-acre parcel of A-1 Agriculture Preservation zoned land located in Section 4, Township 121, Range 32 in Union Grove Township. Currently being built on this site is a 90' x 110' shed for the repair shop. The site is contiguous to the applicants dwelling property.

The property owner has applied for a Conditional Use Permit as per section 11.03.G of the Meeker County Zoning Ordinance to operate an agriculture equipment repair shop. The business plan states that the shop will be open 6 days a week Monday through Saturday from 8 am until 7 pm. The business will employ 3-6 employees. They are anticipating 10-15 pieces of equipment sitting on the property at any one time to be repaired. There will be a bathroom and washroom installed in the shop. A septic design has been received and approved for the building.

The shop will be set back from 390th street approximately 600 feet. A yard light will be installed for security on the site.

Salzl states that this is set back quite a bit, so there aren't a lot of neighbors. It looks like a good location.

Jans says that it is on the south side of Lake Koronis on a gravel road. It has a nice wide driveway and a good size parking lot for the machinery.

Loecken states that they currently have two employees, but plan to hire more.

Schultz reads the possible conditions:

1. The property owner shall operate as per the business plan submitted with this application.
2. The hours of operation to the public shall be Monday through Saturday 7:00 am to 7:00 pm. No operation on Sundays or holidays.
3. A maximum of fifteen (15) items waiting for repair/pickup may be stored outside on-site at any time.
4. There shall be no on street parking allowed. Off street parking shall be provided for employees or patrons. Nine (9) spaces, one for each 1,000 square feet of floor area will be provided. Each space with a minimum area of not less than 300 square feet and 8.5 feet wide as per 22.18 of the Meeker County Zoning Ordinance.
5. The applicant/business must comply with all MPCA noise standards, which are 65 decibels during daytime operation.
6. All lighting used to illuminate any off-street parking area shall be arranged to reflect the light away from adjoining premises.
7. Signage placed on the property will be no larger than 40 square feet and placed according to ordinance regulations.
8. The applicant/business shall follow all required rules and regulations as are set forth in the Meeker County Zoning Ordinance.

Loecken says she has no issues with these conditions.

Salzl makes a motion to close the public hearing.

Smith seconds the motion.

Motion carried 7-0.

Loff makes a motion to approve with the conditions.

Salzl seconds the motion.

Motion carried 7-0.

5:09pm

Jans opens the public hearing for Juli Neubarth/Landscape Concepts Inc (applicant), 20732 Belle Lake Rd, Hutchinson, MN 55350 and Shad & Melissa Ketcher (owners), 390 Campbell Lane NW, Hutchinson, MN 55350. Property located at 20095 612th Ave, Litchfield, MN 55355. Lots Ten (10) and Eleven (11), Minnie Belle Heights, Lake Minnie Belle, Greenleaf Township. An application for a Conditional Use permit to move more than ten (10) cubic yards of material in the Shore Impact Zone and more than fifty (50) cubic yards of material in the Shoreland District in the R-1 Suburban Residential District and within the Shoreland District.

Juli Neubarth and Neil Dulfenmueller are present for this hearing.

Schultz: This property is a Lake Minnie-Belle riparian R-1 zoned lots 10 and 11 of Minnie-Belle Heights plat located in Section 11, Township 118, Range 31 in Greenleaf Township. Lake Minnie-Belle is a General Development Lake. Minnie-Belle Heights plat was formed in December of 1959, before the shore land ordinance of December 6, 1972 and are small in depth, width and area. Lots 10 and 11 were combined July 17, 2019. This property is approximately 36,500 square feet in area. Riprap application permit 2020-2702 was submitted to the DNR August 11, 2020 for the property. Conditional Use Permit #15469 was approved for a smaller landscaping project on the property in October of 2020 which was not completed.

A building permit was issued in November of 2021 for the structure which is currently being built on the property.

The property owners are requesting to replace riprap on the shoreline. Install boulder walls, stairs and patio areas. Total materials for the project will be 33 cubic yards of wood mulch, 12 yards of rock mulch,

20 yards of boulders, 60 yards of riprap, and 7 yards of steps, 4 yards of pavers, 10 cubic yards of block, 28 cubic yards of concrete and 92 yards of soil brought in or excavated for an approximate 266 cubic yards of materials to be brought or moved into the shoreland zone for the project.

Total impervious for the site after the project will be approximately 8904 square feet or approximately 24%.

Ethan Jenzen DNR area hydrologist at the time of this meeting has not commented on the project.

Jans says that it looks as though they will be replacing some of what is already there. The steps will basically go back into the same spot. Not a lot will be done by the shoreline besides the riprap.

Hempel asks if the pavers will be permeable or just regular. *Regular.*

Jans says there are a lot of steps.

Salzl states that they did a good job of working around the existing trees. This will mostly be an upgrade.

Schultz reads possible conditions:

1. Total cubic yards moved and or brought onto this site shall be a maximum of 305 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.

Neubarth is okay with the conditions.

Smith makes a motion to close the public hearing.

Loff seconds the motion.

Motion carried 7-0.

Salzl makes a motion for approval with the conditions.

Turck seconds the motion.

Motion carried 7-0.

5:21pm

Jans makes a motion to adjourn.

Loff seconds the motion.

Motion carried 7-0.