



**LE SUEUR PLANNING COMMISSION
MEETING AGENDA**
October 12, 2023
6:30 P.M.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes – September 14, 2023
4. Public Hearings
 - 4.1 None
5. New Business
 - 5.1 Future of the City Forum Planning
6. City Council Report
7. Miscellaneous
8. Adjournment



LE SUEUR PLANNING COMMISSION
Meeting Minutes
September 14th, 2023, 6:30 p

A regular meeting of the Le Sueur Planning Commission met at 6:30 pm on September 14th, 2023.

Members Present: Terry Johnson, Newell Krogmann, Colleen Jay-Johnson, Chris Roeder, John Dieball, Scott Schlueter (Council Liaison)

Members Absent: None

Other Attendees: Justin Nielsen, Nate Sparks, Joe Roby, Justin Grev (Pietsch Construction), Matt Borowy, (Tiller Place), Dena Swenson, Dana Manske, Mickey Smith, Tracy Grieves

1. Call to Order

1.1 Meeting was called to order by Krogmann. Meeting called to order at 6:31 pm.

2. Approval of Agenda

2.1. A motion was made by Jay-Johnson to approve the agenda as written, seconded by Johnson.

2.1.1. Voting in favor: Krogmann, Jay-Johnson, Johnson, Roeder, Dieball

2.1.2. Voting against: n/a

3. Approval of Minutes

3.1. A motion was made by Roeder to approve the August 10th, 2023, meeting minutes. Seconded by Jay-Johnson.

3.1.1. Voting in favor: Krogmann, Jay-Johnson, Johnson, Roeder, Dieball

3.1.2. Voting against: n/a

4. Public Hearings

4.1. Plat, Site Plan, and Conditional Use Permit for Tiller Place Apartments – PID 21.800.691.

4.1.1. A motion was made by Johnson to open the public hearing, seconded by Roeder.

4.1.2. The public hearing was opened at 6:38 pm.

Dena Swenson spoke on behalf of Dale Winters and his concerns for parking. Dena Swenson spoke on her own behalf on concerns for parking. Dana Manske spoke on her behalf and for Wise Furniture on concerns about parking. Micky Smith signed up to speak but had no comment. Tracy Grieves spoke on concerns about parking. Matt Borrowy from the development group for Tiller Place addressed some of these parking concerns. Discussion continued on Code section 153.067 Parking.

4.1.3. A motion was made by Krogmann to recommend approval of the plat upon these findings: None of the disqualifying conditions of Section 152.051 (F) (2) apply to this application. A conditional use permit for the apartment building on Lot 2, Block 1 of the plat is consistent with the criteria found in Section 153.023 (D), and The site and building plan is consistent with the standards required by Section 153.026.

Further, it is recommended that the application be approved with the following conditions as proposed by City Staff:

1. Trash must be maintained in a fashion consistent with Sections 153.050 (F) (3) and 153.075 (A) (3) and (4) at all times.
2. No outdoor storage is permitted.
3. No site drainage may be discharged across public sidewalks or roadways.
4. Easements shall be provided in the manner required by City Staff.
5. All comments from the City Engineer, Public Works Department, City Attorney, and any other agency shall be addressed.
6. The apartment units shall be maintained in a fashion consistent with City Ordinances at all times.
7. Park dedication fees shall be paid.
8. All fees related to utilities and development shall be paid prior to the recording of the plat and/or issuance of the building permit.

The motion was seconded by Jay-Johnson.
Voting in favor, Jay Johnson, Krogmann
Voting against – Roeder, Johnson, Dieball

4.1.4 The motion did not pass. The design is incompatible with the area due to concerns with the parking area and quantity of designated parking spaces.

4.1.4. A new motion was made by Roeder to recommend approval of the plat upon these findings: None of the disqualifying conditions of Section 152.051 (F) (2) apply to this application. A conditional use permit for the apartment building on Lot 2, Block 1 of the plat is consistent with the criteria found in Section 153.023 (D), and The site and building plan is consistent with the standards required by Section 153.026.

Further, it is recommended that the application be approved with the following conditions as proposed by City Staff:

1. Trash must be maintained in a fashion consistent with Sections 153.050 (F) (3) and 153.075 (A) (3) and (4) at all times.

2. No outdoor storage is permitted.
3. No site drainage may be discharged across public sidewalks or roadways.
4. Easements shall be provided in the manner required by City Staff.
5. All comments from the City Engineer, Public Works Department, City Attorney, and any other agency shall be addressed.
6. The apartment units shall be maintained in a fashion consistent with City Ordinances at all times.
7. Park dedication fees shall be paid.
8. All fees related to utilities and development shall be paid prior to the recording of the plat and/or issuance of the building permit.
9. The westerly lot line of the proposed plat be shifted 2 stalls towards the easterly property line to accommodate parking for the businesses located at Tiller and Main.
10. The property owner provide signage designating the first 2 rows of parking on the westerly property line as business parking only.

Seconded by Dieball.

Voting in favor: Krogmann, Jay-Johnson, Johnson, Roeder, Dieball

Voting against: n/a

- 4.1.5. A motion was made by Jay-Johnson to close the public hearing, seconded by Dieball.

Voting in favor: Krogmann, Jay-Johnson, Johnson, Roeder, Dieball

Voting against: n/a

5. New Business

5.1. Future of the City Forum Planning

- Newell and Terry will work with Joe and Justin over the next couple of months on how this event will look.
- Should provide information to point people to the comp plan.
- Comp plan awareness
- Breakout sessions – tables/booths
- Housing, Business and Economic Development, Streets/trails, Public Safety, Parks and Recreation, School District,

6. City Council Report

6.1. Council member Schlueter provided an update on City Council business. Council had 3 ordinances read. The Belle Plaine Police Chief, Terry Stier, has been designated as Interim Police Chief, Foster Transburg has been designated as Interim Public Services Director, Pete Burns has been designated as Interim Water/Wastewater Manager. Approved the hire of 2 new Police Officers and hired a new w/ww operator. Council sent a letter to support a solar field located in Le Sueur County. Approved the hire of new police chief and accepted work as complete for south main street project and csah 22 street project. Council set the new tax levy at 5.86%.

7. Miscellaneous

7.1

8 Adjourn

A motion was made by Roeder to adjourn the meeting, seconded by Jay-Johnson.

- i. Voting in favor: Krogmann, Jay-Johnson, Johnson, Roeder, Dieball
- ii. Voting against n/a

Meeting adjourned at 8:05 pm

Respectfully submitted,

Justin Nielsen, Zoning Administrator



CITY OF LE SUEUR
REQUEST FOR PLANNING COMMISSION

TO: Le Sueur Planning Commission
FROM: Justin Nielsen, Zoning Administrator
SUBJECT: Future of the City Forum Planning Discussion
DATE: For the Planning Commission Meeting of Thursday October 12th, 2023

PURPOSE/ACTION REQUESTED

Continue the discussion around planning for the 2023 Future of the City Forum.

SUMMARY

The 2023 Future of the City Forum will take place this Saturday, October 14 from 10 am to 12 pm.

- This years FOTCF will be held Saturday, October 14th from 10 am to noon.
- The event will take place at the LSH High School Auditorium and Media Center.
- The FOTCF forum survey closed August 10 and results were reviewed at last month's meeting. These survey results will be shared at the forum.
- Discussion should continue as it relates to finalizing the remaining details for the forum.
 - Slide show presentation
 - Breakout sessions
 - Refreshments
 - Sign up sheet for email distribution.

RECOMMENDATION/OPTIONS

This agenda item requires no formal action.