



**LE SUEUR PLANNING COMMISSION**

**MEETING AGENDA**

August 19, 2021  
6:00 P.M.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes – July 8, 2021
4. New Business
  - 4.1. City Code 153.044 Yard and Yard Requirements Review
  - 4.2. Downtown District streetscape and signage process
5. Other Business
  - 5.1 City Council Report
6. Miscellaneous
7. Adjournment



PLANNING COMMISSION  
Meeting Minutes  
Thursday, July 8, 2021, 6:00 P.M.

A regular meeting of the Planning Commission was held on Thursday, July 8, 2021, at 6:00 p.m. with the following Planning Commissioners in attendance: Jack Roberts, Colleen Johnson, Dan Ryerson, and Melissa Huntington. Commissioners absent: Andrea Faches, John Dieball, and Julie Sheehy. Jasper Kruggel, City Administrator, was also in attendance.

**Item 2. Approval of the Agenda**

**Motion** by Member Johnson, seconded by member Ryerson, to approve the agenda as written. Members voting in favor: Roberts, Johnson, Ryerson, and Huntington. Members voting no: None. Motion carried.

**Item 3. Approval of Minutes – April 8, 2021**

**Motion** by Member Ryerson, seconded by member Johnson, to approve the April 8, 2021, meeting minutes as written. Members voting in favor: Roberts, Johnson, Ryerson, and Huntington. Members voting no: None. Motion carried.

**Item 4.1 2021 Work Plan Review**

The Planning Commission reviewed the City Council adopted 2021 Planning Commission Work Plan. Discussion about the “Future of the City Forum” led to a **Motion** by Member Ryerson, seconded by member Johnson, to prepare a community survey and have results back to the Planning Commission by the September 9<sup>th</sup> regular meeting. Members voting in favor: Roberts, Johnson, Ryerson, and Huntington. Members voting no: None. Motion carried.

**Item 4.2 Comprehensive Plan Action Team Discussion**

The Planning Commission discussed the role of the Comprehensive Plan Action Team as recommended by City Council. The Planning Commission acknowledged appreciation of the group, but also acknowledged the challenge to fill vacant seats on the team. Discussion about the Comprehensive Plan Action Team led to a **Motion** by Member Ryerson, seconded by member Johnson, stating that the Planning Commission is willing to fulfill the duties of the Comprehensive Plan Action Team, as described in Planning Commission section of City Code Section 33.042, and is recommending to City Council to officially dissolve the Comprehensive Plan Action Team immediately. Members voting in favor: Roberts, Johnson, Ryerson, and Huntington. Members voting no: None. Motion carried.

**Item 5.1 City Council Report**

There was nothing to report.

**Item 6 Miscellaneous**

There was nothing to report.

**Item 7 Adjournment**

**Motion** by Member Huntington, seconded by member Ryerson, to adjourn the meeting at 7:08 P.M. Members voting in favor: Roberts, Johnson, Ryerson, and Huntington. Members voting no: None. Motion carried.

Respectfully submitted, Jasper Kruggel, City Administrator



CITY OF LE SUEUR  
REQUEST FOR PLANNING COMMISSION

TO: Le Sueur Planning Commission  
FROM: Jasper Kruggel, City Administrator  
SUBJECT: City Code 153.044 Yard and Yard Requirements Review  
DATE: For the Planning Commission Meeting of Thursday, August 19<sup>th</sup>, 2021

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**PURPOSE/ACTION REQUESTED**

Review City Code Section 153.044 Yard and Yard Requirements and develop a summary of requested amendments.

**SUMMARY**

Per the City Council adopted 2021 Planning Commission Work Plan, a review of Le Sueur City Code Section 153.044 Yard and Yard Requirements was requested. The section of code was adopted on August 26, 2019.

**§ 153.044 YARD AND YARD REQUIREMENTS.**

(A) *Minimum lot size.* No lot, required yard, or other open space shall be reduced in area or dimension so as to make such lot, yard, or open space less than the minimum required by this chapter, and if the existing yard or other open space as existing is less than the minimum required, it shall not be further reduced. No required open space provided about any building or structure shall be included as part of any open space required for another structure.

(B) *Exceptions.* The following shall not be considered as encroachments on yard setback requirements:

(1) Cantilevers up to ten feet in width, chimneys, flues, leaders, sills, pilasters, lintels, ornamental features, cornices, eaves, gutters, and the like, provided they do not project more than two feet into a yard.

(2) Terraces, steps, decks, uncovered porches, stoops or similar structures limited to not more than a height of three feet above grade may extend to within five feet of side yard and ten feet of rear yard lot lines, but not more than five feet into a required front yard or side yard adjacent to a public right-of-way.

(3) Recreational and laundry drying equipment, arbors and trellises, gazebos, and air-conditioning or heating equipment shall be allowed only in a rear or side yard, provided they are at a distance of five feet from any lot line.

(4) In residential districts, a one story entrance for a detached single-family or two-family dwelling may extend into the front yard setback not more than five feet, and shall not exceed 50 square feet in size.

(5) No encroachment shall be permitted in existing or required drainage and utility easements.

(C) *Front yard setback exceptions.* In the case of lots platted prior to the effective date of this chapter, the principal building setback requirements for front and side yards adjacent to a public right-of-way, as established by the respective zoning districts, may be reduced to a distance equaling the average setback of principal buildings on adjacent lots. In no case shall this distance be less than half of the required setback.

(D) *Triangular lots.* In the case of triangular lots, where the rear lot line is a single vertex, the rear yard setback points of reference shall be determined by measuring the length of the setback distance from the vertex along the side lot lines. The rear setback line shall be determined by traversing the lot and connecting these points of reference.

(Ord. 583, passed 8-26-2019)

### **RECOMMENDATION/OPTIONS**

Staff recommends that the Planning Commission review Le Sueur City Code Section 153.044 and provide a summary of requested amendments.



CITY OF LE SUEUR  
REQUEST FOR PLANNING COMMISSION

TO: Le Sueur Planning Commission  
FROM: Jasper Kruggel, City Administrator  
SUBJECT: Downtown District Streetscape and Signage Process  
DATE: For the Planning Commission Meeting of Thursday, August 19<sup>th</sup>, 2021

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**PURPOSE/ACTION REQUESTED**

Discuss a process to develop a downtown district streetscaping and signage plan.

**SUMMARY**

The 2021 Planning Commission Work Plan tasks the Planning Commission to “Recommend streetscape and signage that defines the downtown district as part of the Main Street Redesign.

Main Street between Bridge Street and Ferry Street is currently being opened, and the downtown corridor will now be connected after nearly forty years. Cities tend to have wayfinding signage in their downtown corridor as these areas are locations where individuals congregate and pass through.

**RECOMMENDATION/OPTIONS**

Staff recommends that the Planning Commission discuss expectations related to streetscape and signages that defines the downtown district, and summarize goals related to this project.