

**Le Sueur Planning Commission  
Public Hearing  
March 19, 2008**

Members Present: Bill von Lehe, Scott Schlueter, Teresa Tebbe, Jo Anderson, John Wentworth, and Jeff Kerkow

Members Absent: Pete Miller and Doug Malm

Others Present: Planning Director Tana Nereson, Ed Tschida with Le Sueur Development, I & S Engineer Chuck Brandel, Judy Felmlee, Harvey Jahn, Karen Jahn, Mae Cooper, Ruth Vortherms, Bob Johnson, Mark Skelly, Bruce Olness, Roger Sax, Michael Berreau, Curt Olsson, Hermine Berreau, Shawn Suter, Tammy Johnson, Jim Pichelmann, Mark Lindorff, Mark Katzenmeyer, Margaret Skelly, Susan Bauleke, Jeanne Davis, Lucille Kahle, Monica Nyblom, Kenneth Nyblom, Marilyn Laabs, Roger Laabs, Arthur Straub, Lyle Straub, Lyle Felmlee, Bob Herrley, and other property owners.

Chairman von Lehe called the meeting to order at 6:30 p.m. in the Council Chambers at the City of Le Sueur Municipal Building located at 203 South Second Street.

**Approval of Minutes from January 23, 2008 Public Hearing**

A motion by Commissioner Tebbe, seconded by Commissioner Anderson approving the minutes of the January 23<sup>rd</sup> Public Hearing as written. All voting in favor. Motion carried.

**Continued Public Hearing – Le Sueur Development, Inc. Le Sueur, MN Owner is requesting a Conditional Use Permit for the purpose of allowing a Planned Unit Development for the phased development of the 152.10 acres to be termed the U.S. Highway 169 Le Sueur Hilltop Business Park. Request is for a Conditional Use Permit.**

Chairman von Lehe opened the public hearing.

Ed Tschida, Executive Director for Le Sueur Development, Inc. presented to the public the plan for a proposed Commercial development project on the parcel of land owned by Le Sueur Development Inc. Mr. Tschida addressed phased planning of the development, the intent of the project, and the internal structure of Le Sueur Development, Inc.

Chairman von Lehe read publicly the ten (10) conditions as set forth by Staff to be placed on the Conditional Use Permit if approved. Staff and commissioners offered a brief explanation to the public regarding the purpose of the Conditional Use Permit.

1. Platting shall be phased in a manner that most effectively and efficiently serves the needs of proper infrastructure planning. Staff recommends that the most southerly portion of the parcel be identified as "Phase I".
2. Platting of any phase shall be subject to technical review of all Staff, including and not limited to; Planning, Fire, Water/Sewer, Public Works, and Civil and Environment Engineering.
3. No permit for building of any nature shall be issued by the City within the parcel area prior to Preliminary and Final Platting processes.
4. Preliminary Platting shall take place following or at the very least, in conjunction with, an agreement between all responsible governmental units on the design of infrastructure serving the parcel.
5. LSDI shall be responsible for providing the City with required traffic studies that are directly benefiting, or serving, the parcel once those entrances and exits to the parcel are identified.
6. Promoting or marketing the property for residential uses of any nature shall be discouraged. The burden of applying for a re-zoning status shall be the responsibility of LSDI.
7. Promoting or marketing the property for any use of less intensity than the C-I, Light Industrial District, or uses that are better served by the existing B-1 or B-2 Business Districts shall be discouraged.
8. Uses of greater intensity than C-I shall be required to obtain individual Conditional Use Permits (CUP's) and shall be reviewed on a case-by-case basis for all environmental impacts, including the impact on existing residences and all natural features at least 500 feet from the boundary of such proposed use.
9. The written proposal submitted by LSDI to the City does not constitute an agreement by the City regarding technical aspects of infrastructure design. City Staff shall work cooperatively with LSDI to design infrastructure that shall be effective and efficient and be in the best interest of the City in regard to long-range physical planning efforts.
10. Conditions placed on this parcel run with the land and shall not be subject to a new hearing if ownership of said parcel be transferred.

Chairman von Lehe closed the public hearing.

A motion by Commissioner Anderson, seconded by Commissioner Wentworth to recommend approval to the City Council for the Conditional Use Permit for the purpose of allowing a Planned Unit Development with the Conditions as set forth by Staff. All voting in favor. Motion carried.

**Continued Public Hearing – City of Le Sueur, MN. Consideration of a proposed amendment to the Official Zoning Map for purpose of rezoning a portion of North Main Street, located between Swan and Grove Streets from a C-I, Light Industrial District to a B-1, Central Business District and the rezoning of North Second Street, located between Swan and Grove Streets from an R-4, Multi-Family High Density District to a B-1, Central Business District. Request is for an Amendment to the Official Zoning Map of the City of Le Sueur, MN.**

Chairman von Lehe opened the public hearing.

Planning Director Nereson directly addressed the audience in regards to the intent of the rezoning and why this may not be the appropriate time to pursue the issue further. Nereson requested that issues of a personal nature be directed to her office and not in a public setting.

Chairman von Lehe read publicly the memo provided to the planning commission from City Administrator Rick Almich, addressing property values and assessment policy.

Chairman von Lehe read the letter submitted by Davisco Foods International, requesting Block 11 to be excluded from the zoning amendment.

Much discussion took place. The public questioned why the Planning Commission targeted this area as a rezone.

Chairman von Lehe closed the public hearing.

A motion by Commissioner Schlueter, seconded by Commissioner Wentworth to recommend denial to the City Council for the proposed amendment to the Official Zoning Map of the City of Le Sueur, MN. All voting in favor. Motion carried.

**Adjournment**

A motion by Commissioner Schlueter, seconded by Commissioner Anderson and duly carried to adjourn.

/s/ Bill von Lehe \_\_\_\_\_  
Chairman