

**Le Sueur Planning Commission
Public Hearing
June 18, 2008**

Members Present: Bill von Lehe, Scott Schlueter, Pete Miller, Doug Malm, Jo Anderson, John Wentworth, and Jeff Kerkow

Members Absent: Teresa Tebbe

Others Present: Tana Nereson, Planning Director
Monica Muchow, Recorder
Taylor Stockwell, Applicant
Chad Olness, Applicant

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 May 21, 2008 Public Hearing

A motion by Commissioner Malm, seconded by Commissioner Miller approving the minutes of the May 21st, 2008 Public Hearing. All voting in favor. Motion carried.

Public Hearing - Cost Properties LLC, Le Sueur, MN. Consideration of a proposed Amendment to the Official Zoning Map of the City of Le Sueur, MN. for the purpose of rezoning Lot 2, Block Ten from an R-4 Multi-family High Density Zoning District to a C-I, Light Industrial Zoning 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.

Applicant Taylor Stockwell spoke to his request for a rezone of the lot in question. He's proposing the plan for the property would be to sell the property to Cornerstone State Bank. They would tear down existing structures located on the property, replat to include adjoining property and utilize this space for additional parking and build a stick-built accessory use for the use of the bank.

Information forwarded to the Planning Director by an adjoining property owner, Willis Roberts, was entered into public record and read aloud by Chairman von Lehe.

Commissioner Anderson questioned whether this would be considered "spot zoning". Chairman von Lehe acknowledges concern for this issue, but reiterates that this property does adjoin other CI property, thus making it contiguous.

City Council liaison Kerkow, requested that staff offer reasons why the Commission would consider denial of this request and/or reasons for approved recommendation.

Planning Director Nereson explained that should the request be approved and the applicant decide not to replat to include the existing Cornerstone property, that the applicants would be

entitled to all privileges of the CI District and would be allowed to build separate uses on the lots in question, provide that such lots conform to the minimum requirements of the District. Nereson further explained that the replatting of all the property would be the best option as this would allow for stricter buffering and access controls.

Chairman von Lehe closed the public hearing.

A motion by Commissioner Wentworth, seconded by Commissioner Miller to recommend approval 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.

Public Hearing - Chad and Teresa Olness, Le Sueur, MN. Consideration of a proposed Amendment to the Official Zoning Map of the City of Le Sueur, MN. for the purpose of rezoning Lot 1, Block Ten from an R-4 Multi-family High Density Zoning District to a C-I, Light Industrial Zoning 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.

Applicant Chad Olness, requested a rezone of his property to allow for future expansion by the Cornerstone State Bank.

Staff and Commissioners had no question or comment, as the previous request was for the lots to be rezoned for the same purpose.

Chairman von Lehe closed the public hearing.

A motion by Commissioner Miller, seconded by Commissioner Malm to recommend approval 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.

Miscellaneous

Postcards distributed indicating the July meeting dates of the 9th and the 23rd regarding the replatting of the Le Sueur Cheese Company parcels.

Adjournment

A motion by Commissioner Wentworth, seconded by Commissioner Miller and duly carried to adjourn at 7:05 p.m.

/s/ Bill von Lehe _____
Chairman