

**Le Sueur Planning Commission
Regular Meeting
July 18th, 2007**

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

Members Absent: None

Others Present: Planning Director Tana Nereson, Owen Todd and Janele Fowlds of Bolton & Menk, John Velgersdyk of Cambria, Laurel Westcott, Lynn Westcott, Mark Mager, Betty Mager, Kevin Mager, and Trish Townsdin.

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 June 20th, 2007 Meeting

A motion by Commissioner Schlueter, seconded by Commissioner Miller approving the minutes of the June 20th Meeting as written. All voting in favor. Motion carried.

Continued Public Hearing – Receive and consider public comment on the Right-of-Way Plat for Cambria Avenue located east of TH 169 and north of Forest Prairie Road in the City of Le Sueur and Tyrone Township.

Chairman von Lehe reopened the public hearing.

Owen Todd leads discussion on the recommended plat plan.

Staff has been working with property owners for many months to revise plat plans. Staff requests the Planning Commission review the current plat plan and recommend approval to the City Council, contingent upon the necessary approvals from MNDOT.

Cambria representative thanks staff from the City of Le Sueur and Bolton & Menk for their efforts with this project.

Chairman von Lehe closed the public hearing.

Motion by Commissioner Wentworth, seconded by Commissioner Malm recommending approval to the City Council, the current Right-of-Way Plat for Cambria Ave located east of TH 169 and north of Forest Prairie Road in the City

of Le Sueur and Tyrone Township, contingent upon the necessary approvals by MNDOT. All voting in favor. Motion carried.

Public Hearing – Receive and consider public comment on rezoning a portion of North Fourth Street from “I” General Industrial to “R-4” Multi-family Residential.

Chairman von Lehe opened the public hearing.

Staff had an opportunity to meet with the Mager family to discuss their concerns about the possibility of a rezone. It was decided at that meeting, that the Mager’s would be excluded from the rezone at this time. Staff requests the Planning Commission recommend approval to the City Council to approve a rezone of a portion of North Fourth Street from “I” General Industrial to “R-4” Multi-family Residential, excluding the Mager Property.

Chairman von Lehe closed the public hearing.

Motion by Commissioner Malm, seconded by Commissioner Schlueter recommending approval to the City Council, to rezone of a portion of North Fourth Street from “I” General Industrial to “R-4” Multi-family Residential, excluding the Mager Properties at 801 and 801 ½ North Fourth Street. All voting in favor. Motion carried.

Public Hearing – Conditional Use Permit application by Loren Brueggeman, Sherman Associates of Minneapolis, for the purpose of allowing a Planned Unit Development for Le Sueur Meadows Phase II, legally described as Tract B of Registered Land Survey No. 14, City of Le Sueur, Le Sueur County, Minnesota.

Chairman von Lehe opened the public hearing.

Per correspondence received from applicant, it is being requested that the public hearing be continued until the August 15th Planning Commission Meeting.

Chairman von Lehe closed the public hearing.

A motion by Commissioner Wentworth, seconded by Commissioner Miller to continue the public hearing to consider the Conditional Use Permit Application by Loren Brueggeman, until August 15th, 2007 at 6:30 p.m. in the Le Sueur City Hall. All voting in favor. Motion carried.

Public Hearing – Preliminary Plant application by Loren Brueggeman, Sherman Associates of Minneapolis, for the purpose of developing residential housing to be named Le Sueur Meadows Phase II, legally described as Tract B of Registered Land Survey No. 14, City of Le Sueur, Le Sueur County, Minnesota.

Chairman von Lehe opened the public hearing.

Per correspondence received from applicant, it is being requested that the public hearing be continued until the August 15th Planning Commission Meeting.

Chairman von Lehe closed the public hearing.

A motion by Commissioner Miller, seconded by Commissioner Tebbe to continue the public hearing to consider the Preliminary Plat Application by Loren Brueggeman, until August 15th, 2007 at 6:30 p.m. in the Le Sueur City Hall. All voting in favor. Motion carried.

Work Session

Discussion took place regarding the future rezoning of portions of Commerce and Main Street. Planning Director Nereson explained that MSU students did a land survey of this area that should reveal the density of this area. Maps were distributed with the students' findings. This revealed 6 residential parcels in the area in question.

Commission von Lehe recommends holding another work session to discuss the possibility of developing a Highway Commerical District and utilizing this on the South Portion of TH112 in addition to the area of TH169 previously discussed.

Planning Director Tana Nereson plans to provide an example of a Historical Overlay District at the August 15th Meeting.

Discussion also took place regarding the Kingsways Extension.

Miscellaneous

Planning Director Tana Nereson requests beginning to have 2 meetings per month beginning September through December, 2007 to work on the Comprehensive Land Use Plan. Commissioners all agree this would be beneficial and request that meetings be held the 1st and 3rd Wednesdays of each month.

A motion by Commissioner Wentworth, seconded by Commissioner Miller and duly carried to adjourn.

/s/ Bill von Lehe
Chairman