

**Le Sueur Planning Commission  
Regular Meeting  
August 15th, 2007**

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

Members Absent: None

Others Present: Planning Director Tana Nereson, Recorder Monie Kahlow, Jackie Johnston, Keith Johnston, Eunice Harlow, Eunice Lueck

Chairman von Lehe called the meeting to order at 6:34 p.m. in the Council Chambers at the City of Le Sueur Municipal Building located at 203 South Second Street.

**Approval of Minutes from July 18<sup>th</sup>, 2007 Meeting**

A motion by Commissioner Miller, seconded by Commissioner Wentworth approving the minutes of the July 18<sup>th</sup> Meeting as written. All voting in favor. Motion carried.

**[CONTINUED] 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 reopened the public hearing.

Owner Loren Brueggeman and Engineer Mark Krohnbeck were in attendance and answered questions from the public in regards to the square footage of the units and proposed costs.

Commissioners discussed downcast lighting, tree plantings, stormwater detention, and the possibility of fencing detention ponds in relation to the preliminary plat.

Keith Johnston of 723 South Fourth Street expressed concern regarding the traffic lights of vehicles that will enter Units 1, 2, 5, & 6. Mr. Johnston requested that privacy fencing be installed to buffer the headlights from his home.

Mr. Brueggemann agreed to the installation of a privacy fence upon the completion of either Units 1 & 2, or 4 & 5.

Commissioners discussed curb and gutter design and safety issues in relation to the exit out of the development onto Turril Street.

Planning Director Nereson agreed to have Public Works Director Dean Kunze and a BMI Traffic Engineer reaffirm the safety of the sight triangle.

Chairman von Lehe closed the public hearing.

Motion by Commissioner Wentworth, seconded by Commissioner Anderson to approve the Conditional Use Permit for the Planned Unit Development of Le Sueur Meadows Phase II, with the condition of further sightline triangle study and subsequent approval by Staff. All voting in favor. Motion carried.

**[CONTINUED] Public Hearing – Preliminary Plat 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 reopened the public hearing.

Commissioners discussed easement dedications and the possibility of fencing the stormwater pond.

Nereson explained that easement dedications have been negotiated between the representatives of the development and Staff over the past year and the fencing of the detention pond should not be a consideration due to liability issues.

Chairman von Lehe closed the public hearing.

Motion by Commissioner Miller, seconded by Commissioner Malm to approve the Preliminary Plat for Le Sueur Meadows Phase II, with the condition that all easements shall be approved by Staff. All voting in favor. Motion carried.

**Work Session – Extension of Kingsway Drive**

Commissioners discussed the possibility of extending Kingsway Drive and making this a factor in the traffic component of the Comprehensive Land Use Plan. The Commissioners also discussed an existing utility easement previously utilized by

Green Giant.

Nereson stated that she would further research that exact location and legal status of the easement.

**Discussion - Highway Business District Zoning, Overlay District Zoning: Gateway, Downtown Design, Historical, Residential Transition & Office-Residential**

Nereson provided a handout regarding Overlay Districts as a tool for Zoning existing Districts.

Commissioners discussed the downtown Business and Industrial Districts as areas of concern.

**Miscellaneous**

Nereson provided a preliminary schedule to the Commission regarding the Minnesota Design Team visit in October.

Nereson also requested that the Commissioners reserve the first Wednesday of every month as a Work Session dedicated to issues directly relating to long-term planning.

Commissioners agreed to two meetings per month until February of 2008.

**Adjournment**

A motion by Commissioner Wentworth, seconded by Commissioner Anderson and duly carried to adjourn at 8:26 p.m.

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