

**Le Sueur Planning Commission  
October 7, 2010**

Members Present: Bill Von Lehe, Pete Miller, Scott Schlueter, Teresa Tebbe

Members Absent: Jo Anderson, John Wentworth, Doug Malm

Others Present: Zoning Administrator Dan Murphy, Dick and Mary Tilley

Chairperson 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 the September 23, 2010 Planning Commission Meeting**

A motion by Commissioner Miller, seconded by Commissioner Tebbe approving the minutes of the September 23, 2010 Planning Commission Meeting. Voting in favor: Commissioner Miller, Tebbe, Schlueter, and Chairperson Von Lehe. Voting no: None. Motion carried.

**Dick and Mary Tilley, owner of 121 Sherwood Drive, Sect. 06, TWP 111, Range 025, 5.00 AC, N of W ½ of SW ¼ of NE ¼. Request for a Conditional Use Permit for a assisted living facility.**

Chairperson Von Lehe opened the public hearing regarding the C.U.P request listed above. Dick Tilley explained the need and reasoning for an assisted living facility. Discussion moved forward on existing assisted care facilities that are present in Le Sueur. Commissioner Schlueter led further discussion on the proposed number of employees and the availability of off street parking.

**Findings of Fact**

- 1) The use would not create an excessive burden on public facilities. Kingsway Drive is off of Sherwood Drive and has high visibility and wide road access.
- 2) The use is related to the needs of the City and is consistent with the purposes of this chapter and is compatible with the zoned land use (residential).
- 3) The use will not cause traffic hazards or congestion to the area. This location has two outlets off of Sherwood Drive. One to Cedar Trail Drive and the other to Kingsway.
- 4) The site plan indicates eleven (11) off street parking areas for employer, employees, and any visitors.

Chairperson Von Lehe closed the public hearing.

A motion by Commissioner Miller, seconded by Commissioner Schlueter to recommend to the City Council approval of the requested C.U.P. Voting in favor: Commissioner Miller, Schlueter, Tebbe, and Chairperson von Lehe. Voting no: None. Motion carried.

**Miscellaneous**

Commissioner Anderson was not present to update the Commission on his discussion with City Attorney Todd Coryell regarding the use of vacant buildings in residential districts for the purpose of operating a

miscellaneous business. Zoning Administrator Murphy will check his calendar and schedule a work session with Chairperson Von Lehe and Commissioners Anderson and Wentworth.

**Adjournment**

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

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

Planning Commissioner Chairperson