



**LE SUEUR PLANNING COMMISSION
MEETING AGENDA**
February 12th, 2026
6:30 P.M.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes – January 8, 2026
4. Public Hearings
 - 4.1 None
5. New Business
 - 5.1 School District / Le Sueur EDA Minor Subdivision
6. City Council Report
7. Miscellaneous
 - 7.1 Review of the P and UR Zoning Districts
 - 7.2 Next Meeting on March 12th.
8. Adjournment



LE SUEUR PLANNING COMMISSION
Meeting Minutes
January 8, 2026, 6:30p

A regular meeting of the Le Sueur Planning Commission met at 6:30 pm on January 8, 2026.

Members Present: Newell Krogmann, Colleen Jay-Johnson, Terry Johnson, Autumn Raduenz, Scott Schlueter (Council Liaison)

Members Absent: None (current vacancy)

Other Attendees: Justin Nielsen (Staff Liaison), Joe Roby (City Administrator), Lindsey Dhaene (City Clerk)

1. Call to Order

1.1 Meeting was called to order by Krogmann at 6:30 pm.

2. 2026 New Members Oath of Office

2.1 Returning Committee Member Colleen Jay-Johnson took her oath of office to begin her new term.

3. 2026 Annual Election of Officers

3.1 Motion by Johnson seconded by Raduenz to appoint Krogmann as Chairperson of the Planning Commission. Voting in favor: Krogmann, Johnson, Jay-Johnson, Raduenz. Voting against: n/a. Motion carried.

Motion by Jay-Johnson seconded by Raduenz to appoint Johnson as Co-Chairperson of the Planning Commission. Voting in favor: Krogmann, Johnson, Jay-Johnson, Raduenz. Voting against: n/a. Motion carried.

4. Approval of Agenda

4.1 Motion was made by Krogmann to move 2026 Oath of Office and 2026 Annual Election of Officers up to items 2 and 3 and switch item 5.3 to 7.2 and item 5.4 to 7.1, seconded by Raduenz. Voting in favor: Krogmann, Johnson, Jay-Johnson, Raduenz. Voting against n/a. Motion carried.

5. Approval of Minutes

5.1 Motion by Raduenz seconded by Jay-Johnson to approve the December 11, 2025 minutes as presented. Voting in favor: Krogmann, Johnson, Jay-Johnson. Voting against: n/a. Motion carried.

6. Public Hearings

6.1. Miller Homes Plat/PUD

Director Nielsen presented that Miller Homes submitted an application to city staff for a minor subdivision and planned unit development to divide a property located at the

southwest corner of Turril Street and Elmwood Avenue into three lots. The division of the lots requires a planned unit development to obtain flexibility from the strict adherence to the lot width standards. All three lots meet the minimum requirement for square footage and required setbacks but the middle lot would not adhere to the 70 feet wide requirement (proposed at 62.45 feet) due to an easement along the west property line that leaves that area unbuildable. All three properties would front to Turril Street. Motion by Jay-Johnson seconded by Raduenz to open the public hearing.

Voting in favor: Krogmann, Johnson, Jay-Johnson, Raduenz. Voting against: n/a. Motion carried.

Robin Wilke, 733 Elm Ct; Brad Bisek, 278 Elmwood Ave.; Larry Hylarides, 709 Turril St.; and John Webber, 710 Elm Ct.; all spoke on the late notice of the public hearing and wished they would have had more time to see the plans for the land. Concerns from the residents that were addressed by the Director Nielsen included distance from the stop sign on Elmwood Avenue to the closest driveway (50ft), need for more homes (the 2023 housing study indicated 38 homes were needed by 2030), increase in traffic, onstreet parking, and overall aesthetic to the neighborhood. Director Nielsen reported that the homes would be sold and not rented and that there will be ample room for off-street parking so he doesn't think that will be an issue. Wayne Swenson, President of the Mound Cemetery, stated the same complaint that ample notice wasn't given for the hearing and project.

Motion by Johnson seconded by Raduenz to close the public hearing. Voting in favor: Krogmann, Johnson, Jay-Johnson, Raduenz. Voting against: n/a. Motion carried.

7. New Business

7.1. Miller Homes Plat/PUD

Zoning Administrator Nielsen answered Committee Member questions and addressed their concerns with the PUD that was presented. He discussed the conditions listed by city staff which were that the applicant shall meet all requirements of the City Engineer and Le Sueur County; park dedication shall be provided in the form of cash-in-lieu at 10% of the 2/3rds of the property value; the applicant shall dedicate drainage and utility easements on the perimeter of each lot at a minimum of 10 feet along the front and rear lot lines and 5 feet on the side lot lines; an utility easement shall be dedicated along the sewer line on the western side of the property centered on the line and planned for 30 feet in width; and there is an electric easement over the property shall be vacated and replaced, if necessary, in a manner acceptable by city staff.

Motion by Jay-Johnson seconded by Johnson to recommend approval to City Council of the PUD based on being consistent with section 153.027 (A) and the Minor Subdivision based on the criteria found in 152.051 (F). Voting in favor: Krogmann, Johnson, Jay-Johnson, Raduenz. Voting against: n/a. Motion carried.

7.2. 2026 Annual Review of the Planning Commission Policy and Procedures Manual
Zoning Administrator Nielsen presented as stated in chapter 5 on the policy and procedure manual, an annual review shall be held at the first meeting of the year to recommend any changes to the policy and procedures manual. Committee members all believed the current manual was thoughtfully executed and no changes were needed at this time. Chairman Krogmann thanked city staff and committee members for their work!

Motion by Raduenz seconded by Jay-Johnson to put in the record that a review was conducted and no recommended changes are being proposed. Voting in favor: Krogmann, Johnson, Jay-Johnson, Raduenz. Voting against: n/a. Motion carried.

8. City Council Report

8.1. Council Member Schlueter reported that City Council held two meetings since the last Planning Commission meeting. On December 22, City Council approved the dissolution of the Hwy 169 Coalition, held a 2nd reading for ordinance 617, and completed fund transfers to clean up accounts. At their January 5th meeting, City Council passed resolutions to designate the Henderson Independent as the city's official newspaper, designate official signatories, and approve official depositories for city funds. There are still vacancies on city committees that include 1 on HRA, EDA, and Planning Commission as well as 6 on the Charter Commission.

9. Miscellaneous

9.1. Upcoming Review of the P and UR Zoning Districts

9.2. Next meeting is February 12th.

10. Adjourn

10.1 Meeting was adjourned at 7:12pm.

Respectfully submitted,
Lindsey Dhaene



CITY OF LE SUEUR
REQUEST FOR PLANNING COMMISSION

TO: Le Sueur Planning Commission

FROM: Nate Sparks, City Planner

SUBJECT: School District / Le Sueur EDA Minor Subdivision

DATE: For the Planning Commission Meeting of Thursday, February 12th, 2026

BACKGROUND

The Le Sueur Economic Development Authority (EDA) has made an application for a minor subdivision to divide a property located along Kingsway Drive. The subject property is currently two parcels owned by the Le Sueur – Henderson School District. The EDA will be purchasing 8 acres of the property. The purchase would allow for the EDA to convey the property to a developer for housing.

SUBJECT SITE

The entire property is approximately 36 acres in size, according to County records of Property IDs 21.580.0010 and 21.136.7500, and is owned by the Le Sueur – Henderson School District. The EDA is preparing to purchase 8 acres of the site, approximated by the green box in the image below. This includes the approximately 30-foot wide strip of land that extends to Boright Street to the north.

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EDA PROPOSAL

The EDA is purchasing this property from the School District to continue the EDA's goal of advancing housing development in the appropriate context and locations within the community. The EDA has been involved with this property in the past, most recently on a development for single- and multi-family housing. The EDA's proposal is to subdivide the property, creating a single ~8-acre parcel, convey the property to a developer, and place housing on the property, relocating the public trail to accommodate the housing project. A preliminary concept of such a project is shown below:



ISSUES/ANALYSIS

Land Use. The Comprehensive Plan is the ultimate guide for what property can be utilized for in the City. The City's Comprehensive Plan (Land Use Plan) guides the subject site for High Density Residential Land Use, which would allow for apartments.

Zoning. The proposed development is on property zoned R-4, High Density Residential. The property meets the minimum standards for lot area and width. The property will be platted in the future with a full zoning review before the Planning Commission.

Streets & Sidewalks. The EDA will plat a road right-of-way on the south side of the property when developed. No dedication of right-of-way would be required at this time.

The EDA will need to relocate the trail with future development. It is proposed to be moved to be within the future platted right-of-way.

Park Dedication. Park Dedication would be paid at the time of platting.

Grading, Drainage, and Utilities. Issues related to grading, drainage, and utilities, including the establishment of easements, are subject to comment and recommendation by the City Engineer. The City Engineer reviews grading and utility plans against the City's engineering and design standards and requires general plan revisions to meet these standards. The Engineer will review grading and drainage with the forthcoming plat.

Minor Subdivision. As stated above, the applicant is seeking to do a property boundary adjustment that would create an approximately 8-acre site on the north end of PID 21.136.7500. The City's Subdivision Ordinance allows for this in Section 152.021. The EDA will be required to plat the property in the future before developing the site.

PLANNING COMMISSION REVIEW

The Planning Commission is tasked with reviewing the plans, taking any public comment, and making a recommendation to the City Council on the project.

The Minor Subdivision needs to meet the criteria for review of a subdivision found in Section 152.051 (F). The Planning Commission may recommend denial and the Council may deny the subdivision if it makes any one or more of the following findings:

- a) That the proposed subdivision is in conflict with adopted applicable general and specific comprehensive plans of the city;
- b) That the physical characteristics of this site, including but not limited to topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage, and retention, are such that the site is not suitable for the type of development, design, or use contemplated;
- c) That the site is not physically suitable for the proposed density of development;
- d) That the design of the subdivision or the proposed improvements are likely to cause environmental damage;
- e) That the design of the subdivision or the type of improvements are likely to cause public health problems;
- f) That the design of the subdivision or the type of improvements will conflict with easements of record or with easements established by judgement of a court;
- g) That the proposed subdivision, its site, or its design adversely affects the flood-carrying capacity of the floodway, increases flood stages and velocities, or increases flood hazards within the floodway fringe or within other areas of the city;
- h) The proposed subdivision is inconsistent with the policies and standards of the state-defined Shoreland, Floodplain, and Wetland Districts;
- i) The City Council deems the subdivision to be premature;
- j) The design of the subdivision does not conform to minimum city standards; and
- k) That the proposed subdivision will not provide adequate extension of infrastructure including roads or utilities to surrounding property.

None of the above conditions are present and, as such, staff recommend that the Planning Commission recommend to the City Council approval of the subdivision. Further details on development will be brought forward with the upcoming plat and site plan. The Public Hearing requirement is recommended to be deferred until the plat is brought to Planning Commission.

STAFF RECOMMENDATION

City staff find that the proposed property division meets City requirements provided that:

- The property is platted with any future development.
- Park dedication is paid at the time of platting.
- The City vacates the trail and relocates the trail within the future plat.

RECOMMENDED ACTION

If the Planning Commission concurs with the staff recommendation, it would be prudent to make a motion to recommend approval of the minor subdivision with the noted conditions. Also, if the Commission has any comments regarding the potential plan for an apartment building on the site, it would be appropriate to share such comments at this time.