

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 4, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Thursday, February 4, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Gary Buchschacher, Jeanette Crawmer, Ralph Dyer, Julaine Jacobson, Mary Paul, Shirley Zimprich, and Zoning Administrator Patricia Nusbaum.

On motion by Paul, seconded by Dyer, all voting in favor, to approve the minutes of the December 1, 2009 meeting as presented.

On motion by Crawmer, seconded by Jacobson, all voting in favor, to approve the agenda as presented.

Election of Chairman and Vice- Chair of the Commission followed. On motion by Zimprich, seconded by Dyer, all voting in favor, to elect Roger Hanson as Chair for 2010 and to elect Mary Paul as Vice-Chair for 2010.

Goals for 2010 were discussed. The following were suggestions:

1. Energy Audit
2. Tree give away – Newsletter/website
3. Cleaning of Trail by each business that trail abuts
4. Cleaning of Main Street, around businesses, lakes, street sweeping, mowing away from street, ban cigarette butts on street, need trash cans,
5. Get rid of negativity
6. Care about the health of the lakes
7. Take PRIDE (Personal Responsibility in Daily Efforts)
8. Paint and signage
9. Lighting at entrance to city. New flowers/plants
10. Snow mobile races
11. July 4th. activities
12. Need to review subdivision ordinance

Nusbaum gave a brief flood update.

On motion by Paul, seconded by Dyer, all voting in favor, meeting adjourned at 7:30 p.m.

Attest:

Roger Hanson, President

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 2, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Tuesday, March 2, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Jeanette Crawmer, Ralph Dyer, Julaine Jacobson, and Zoning Administrator Patricia Nusbaum. **Absent:** Gary Buchschacher, Mary Paul, and Shirley Zimprich.

On motion by Jacobson, seconded by Crawmer, all voting in favor, to approve the minutes of the February 4, 2010 meeting as presented.

On motion by Crawmer, seconded by Dyer, all voting in favor, to approve the agenda as presented.

A short discussion was held on the flood ordinance which will be presented to the Council at their next meeting. A DNR representative will be attending to present the ordinance. After it is passed and approved by the DNR and a flood map has been allocated to the City it will then allow the property owners on the lake to purchase flood insurance through the federal insurance program. The ordinance will coincide with the City Shoreline Ordinance.

Goal for the 2010 year were discussed. Some of the suggestions were as follows:

1. Energy Audit for City
2. Get through the Land Use Plan and meet with committees that need to be met with to get the items finished.
3. Next meeting bring ideas along for PRIDE (Personal Responsibility in Daily Effort)
4. Home work for next meeting is to get through the land use book and see what is left to be done and how we will achieve getting it done?

President Comments:

1. Presented some material from a meeting he attended regarding usage of some of the lakes in Le Sueur County and new law considerations as to the size of the motor you can use on a specific lake.
2. Talked about the wake of the lakes and regulations pertaining to wakes
3. County received a grant for \$400,000 for a park in Le Sueur County. An issue is that the County will have a hard time to make the match of the \$400,000 with the sparse funding now all are experiencing.
4. Renewing the Commitment to Minnesota – possible areas where money is being considered to be pushed to the back burner such as repair of

County Highways. Nusbaum will contact the County as to the update on County Road #50.

On motion by Jacobson, seconded by Dyer, all voting in favor, meeting adjourned at 7:06 p.m.

Attest:

Roger Hanson, Chair

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 6, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Tuesday, April 6, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Gary Buchschacher, Jeanette Crawmer, Ralph Dyer, Shirley Zimprich, and Zoning Administrator Patricia Nusbaum. **Absent:** Members Julaine Jacobson and Mary Paul. **Also present:** Guest Mike Kauss.

On motion by Dyer, seconded by Crawmer, all voting in favor, to approve the minutes of the March 2, 2010 meeting as presented.

On motion by Crawmer, seconded by Buchschacher, all voting in favor, to approve the agenda with one addition:

1. Mike Kauss

Discussion was held on the review of the land use plan and setting of goals for completion.

The following was mentioned as to ideas that could be considered.

1. Ball field at Park. How is it being used? Should the school be using more? Should it be used for other activities?
2. Consider adopting a portion of the trail and keep items picked up.
3. Doing more educational information on keeping the lakes clean.
 1. Storm Water runoff
 2. Boat Taggers
 3. Lily Pad Award per month

Discussion was held on PRIDE (Personal Responsibility in Daily Effort). Member Crawmer had a mock up of a possible brochure from the Planning and Zoning and for the good of the City. Discussion at the May meeting will involve discussion on a brochure, calendar, how brochure will be distributed. Nusbaum will get prices on stands for brochures to be placed in business places and to report at the next P&Z meeting on what has been budgeted for the P&Z. All members are to bring to the meeting ideas for the brochure. At the May Council meeting a suggestion was to announce that PRIDE is coming to the City.

The flood ordinance was discussed. A hearing on the ordinance will be held at the May Council meeting.

President's Comments:

- 1. Tornado Awareness Week will be April 19th – 23rd. Sirens will be blown on April 22nd.**

Guest Mike Kauss introduced himself to the Commissioners. He gave an update on his life to present and offered some thoughts on the City. If approved by the Council at their April 12th. meeting, he will become a member at the May meeting.

On motion by Dyer, seconded by Buchschacher, all voting in favor, meeting adjourned at 7:37 p.m.

Attest:

Roger Hanson, President

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 4, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Tuesday, May 4, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Jeanette Crawmer, Ralph Dyer, Mike Kauss, Mary Paul, Shirley Zimprich, and Zoning Administrator Patricia Nusbaum. Absent: Member Gary Buchschacher.

President Hanson welcomed Mike Kauss as the new member to the Planning and Zoning Commission.

On motion by Dyer, seconded by Kauss, all voting in favor, to approve the minutes of the April 6, 2010 meeting as presented.

On motion by Paul, seconded by Dyer, all voting in favor, to approve the agenda with the following additions:

1. Childs Conditional Use Permit
2. Property Vicki Lee

Zoning Administrator Nusbaum read a letter from Brenda and Bruce Childs requesting a home occupation in their home. On motion by Kauss, seconded by Paul, all voting in favor, to hold a public hearing on Tuesday, June 1, 2010 at 6:00 p.m. for the purpose of consideration of an interim use permit for a home occupation in their home at 203 Park Avenue NE.

Discussion was held on the concern of the Vicki Lee manufactured home located at 300 Third Street NE. as to whether it should be inhabited. On motion by Kauss, seconded by Paul, all voting in favor, to check with the City Building Inspector as to what codes need to be checked and as to what his involvement would be in determining whether the house is viable. A report will be given at the next meeting.

Nusbaum summarized the area of the Land Use Plan that needs to be looked at and completed. Discussion as to proceeding with another survey in 2011 to update the Plan.

Discussion was held on the PRIDE (Personal Responsibility In Daily Effort) brochures. Member Crawmer had developed a draft brochure which the members reviewed. All thought the brochure sent a good message. Consensus of the Commission was to take the brochure to the Council for their review.

Discussion followed on various thoughts on fund raiser for a specific situation in the community. This will be reviewed again in the future.

President Comments

1. On motion by Hanson, seconded by Kauss, all voting in favor, to contact Steve Moline, Pettipiece & Associates, to see how we incorporate the Flood Ordinance verbiage into the Zoning Ordinance.

On motion by Dyer, seconded by Kauss, all voting in favor, meeting adjourned at 7:38 p.m.

Attest:

Roger Hanson, President

Patricia Nusbaum, Clerk Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 1, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Tuesday, June 1, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Jeanette Crawmer, Ralph Dyer, Mary Paul, Shirley Zimprich, and Zoning Administrator Patricia Nusbaum. Absent Commissioners Gary Buchschacher and Mike Kauss.

On motion by Dyer, seconded by Paul, all voting in favor, to approve the minutes of the May 6, 2010 meeting as presented with the date correction of May 6th meeting date rather than the May 4th. date as written.

On motion by Paul, seconded by Dyer, all voting in favor, to approve the agenda with the following additions:

- 1. 300 Third Street**
- 2. Pride update**

On motion by Dyer, seconded by Crawmer, all voting in favor, to close the meeting at 6:06 p.m. and go to public hearing.

PUBLIC HEARING

The Elysian Planning and Zoning Commission will receive input from the public on the request of Bruce and Brenda Childs, 203 Park Avenue NE, Elysian, to locate an antenna assembling business in their home. The request is for a home occupation in a residential zone. Under Section 6.0 R1 – General Residential Zone Subd. D. Conditional Uses, a public hearing is required.

President Hanson read the protocol of the hearing and asked for Mr. Childs to proceed with his presentation.

Bruce Childs, gave a presentation to the Commission on his request to establish a home occupation to build radio antennas. He stated that his request to include that within 18 months he would be looking to relocate downtown in a building on Main Street. There would be no excess traffic. He will be doing mailing and delivery of the antennas on his own or there may be an UPS truck that would stop occasionally. He would be working with LCS of Waterville to make the plastic parts. He indicated that he would be using the garage and basement. He will have only family working in the business.

Public input – John Severns, 203 Third Street NE, was present to have clarified how the testing would be done. Childs indicated that testing would be done in his basement.

President Hanson indicated that probably an interim use permit would be needed due to the fact that conditional use permits stay with the property. Interim Use permits would discontinue when time ran out or Commission for whatever reason would discontinue permit.

No written comments were received.

On motion by Paul, seconded by Dyer, all voting in favor, to close the hearing and move to the regular meeting. Regular meeting opened at 6:23 p.m.

On motion by Paul, seconded by Dyer, all voting in favor, to make recommendation to the City Council to allow an interim permit to Bruce and Brenda Childs to establish a home occupation in their home at 203 Park Avenue NE, Elysian , MN

On motion by Hanson, seconded by Dyer, all voting in favor, to annually review the permit and the following items regarding the interim use permit for the Childs home occupation.

- 1. Number of employees**
- 2. Noise limits**
- 3. 3 Year time limit**
- 4. Interference in area**

Discussion on the PRIDE brochure was held. Prices were presented:

250	\$129.55	
500	\$202.56	41 cents a copy
1,000	\$356.73	35.6 cents a copy

It was decided to again go to the Council for approval.

Land use plan was discussed. A need to do another survey late 2010 or 2011.

On motion by Paul, seconded by Crawmer, all voting in favor, meeting declared adjourned at 7:47 p.m.

Attest:

Roger Hanson, President

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 6, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Tuesday, July 6, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Gary Buchschacher, Jeanette Crawmer, Ralph Dyer, Mike Kauss, Shirley Zimprich, and Zoning Administrator Patricia Nusbaum. **Absent:** Member Mary Paul.

On motion by Dyer, seconded by Kauss, all voting in favor, to approve the minutes of the June 1, 2010 meeting as presented.

On motion by Kauss, seconded by Dyer, all voting in favor, to approve the agenda with the addition of the following item:

1. 106 3rd. Street NE

The feasibility study for the proposed street improvement project for Maple Avenue SW and a portion of Park Avenue NE was reviewed. A list of questions will be presented to the Engineering firm for discussion at the City Council meeting.

**RECOMMENDATION FROM PLANNING AND ZONING COMMISSION
QUESTIONS TO BE ASKED ENGINEER REGARDING THE FEASIBILITY STUDY**

1. Park Avenue – replace a portion of Park Avenue with new water line and blacktop.
 - A. How does replacing a portion of the water line in this one block affect the integrity of the rest of the water line pipe? The study states that the water line should be replaced immediately due to the water pipe now being used is not pressure rated pipe.
 - B. Why piece meal the project? This will allow for Park Avenue to be in construction for a number of years.
 - C. Would it make more sense to do half of the Park Avenue project while doing this project starting at the Catholic Church and running to County Road #11?
2. In the feasibility study a survey of Maple Avenue was done. The feasibility study states that “it appears that the legal city limits extend to the south line Maple Avenue, thus the entire platted street is within the City of Elysian....
 - A. Since a survey was completed, was it not determined that Maple Avenue is in the City of Elysian.

- B. Three feet of Maple Avenue is in Waseca County. Will the street be straightened while the project is being completed?**
- 3. What will the Council be considering as to how the project will be financed?**
According to the feasibility study, the project could be paid with a combination of city financing and special assessments.
- A. Explain what is meant by “city financing”?**
- 1. Is this pertaining to the city financing all of the project?**
 - 2. Is this referring that special assessment and levy will be used to pay for the project?**
 - 3. Is this only referring to the bills accumulated up to the finalization of project and goes to bonding?**
- B. What is the plan for the meeting with Janesville Township for consideration of trying to get them to pay for a portion of the street even though it is not in Waseca County? If Janesville Township will not participate in the costs of the project, will that portion be picked up by the City?**
- C. Is the Council going to move ahead with a special assessment or is the Council going to fund the costs through a levy? (Whatever is done, it must be done from here on into the future.)**

Consensus of the P&Z Commissioners was that to not piece meal the project but a larger project should be considered since the costs for construction may be less and the bonding costs would be the same as a smaller project.

PRIDE update – would turn back to the EDA for funding. A cost proposal for the brochures was presented by Board Chair Hanson.

Discussion was held on the 106 Third Street NE garage project. The building inspector will be contacted to review the plans and do an inspection.

Discussion on the question of two property owners wanting to put a shared garage over a property line. The consensus was that it did not fit the ordinance and would not be allowed.

On motion by Zimprich, seconded by Kauss, all voting in favor, meeting adjourned at 8:11 p.m.

Attest:

Roger Hanson, Board Chair

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 3, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Tuesday, August 3, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Gary Buchschacher, Jeanette Crawmer, Ralph Dyer, Mike Kauss, Mary Paul. Absent: Shirley Zimprich and Zoning Administrator Patricia Nusbaum.

On motion by Kauss, seconded by Dyer, all voting in favor, to approve the minutes of the August 3, 2010 meeting as presented.

On motion by Crawmer, seconded by Paul, to approve the agenda as presented.

Discussion was held on the ham radio tower. Questions were regarding the time frame of placement of the tower, how is this covered in the Zoning Ordinance. The tower is approximately 30 feet high. Chairman Hanson would like to investigate further the particulars on the tower. He suggested speaking with Bob Pearce, since he is a ham radio operator, and also the concern of interference with neighbor. The FCC may have issues with the situation. A suggestion was that the property owner come in and talk with the P&Z Committee.

Discussion was held on a fee schedule for the City. Concerns were needing to have Administrator preset to go over the present fees charged and to compare with other cities our size.

Chairman Hanson indicted that the shoreline regulations violations – DNR are stepping up Shoreline Regulations to make them stick.

Hanson discussed the budget cuts to the local library, an article was viewed.

Hanson updated the Commission on the final inspection on the garage at 106 Third Street NE. The step to the upstairs are a concern.

Have fee schedule reviewed by Nusbaum to determine ho much time is spent on each task. Need to determine if the fees need to be increased or left at zero.

Massage Parlors - \$100 fee for Business investigation; \$10.00 certificate on investigation fee; \$10 employee massage practice. NSF fees \$30; Sign permit should be considered. Don't know amount of solicitors/peddlers – should an ordinance be in place first?

Planning and Zoning – Annexation – need more info from Nusbaum. Consensus feels that we should have a fee, but need an idea of what is involved. Need to consider lawyer fees.

Conditional Use Fee - \$250; Residential \$250;

Commercial \$250 suggested.

Rezoning - \$500 – stay the same

Variance - \$375 – stay the same

Planned Unit Dev. – should be included with other subdivision

Preliminary Plat - \$350 – stay the same

Final Plat - \$450 – Stay the same

Lot line adjustments – lot division handled by County – do we have a say?

Adult Oriented - \$1,500 suggestion

Request for info – legal description? – zoning designation? Lot dimensions? Zoning letter – should have a fee possibly - \$5

Water Fee/sanitary sewer fee/refuse

Addressed by Council – standard fees

Ponds – should increase capacity

Storm sewer – fee per month - \$1 per month.

Residential/Commercial

Delinquent bills - \$5 – leave as is or should be raised?

Non-reading - \$15.00

Disconnect/Reconnect fee??

Meter inspection – leave as is

Other Services

Water hookup – set by Council – leave as is

SAC/WAC – leave as is

Excavation fee – part of bldg permit

Fill permit?

Repair of Blacktop -?

Septic?

Fire Call - \$750 – Set by Board

Other fees

Keg – check ordinance – should be changed to alcoholic beverage

No President comments

On motion by Mary, seconded by Mary, meeting adjourned at 8:45 p.m. – (No potty breaks)

Roger Hanson, President

**Mary Paul Secretary Pro Tem
(Minutes Taken)**

Rewritten and typed by Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 21, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Tuesday, September 21, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Gary Buchschacher, Jeanette Crawmer, Ralph Dyer, Mike Kauss, Mary Paul, Shirley Zimprich, and Zoning Administrator Patricia Nusbaum.

On motion by Dyer, seconded by Zimprich, all voting in favor, to approve the August 3, 2010 minutes as presented.

On motion by Crawmer, seconded by Buchschacher, all voting in favor, to approve the agenda as presented.

Discussion was held on whether a ham radio tower could be placed on a residential property in the City? No action was taken. Chair Hanson will make contact with Bob Pearce a ham radio operator to see check on questions as to interference with neighborhood electronics.

Discussion was held on goal setting for the next year. Chair Hanson mentioned that he would like to see more technology such as the city being on face book. For the next meeting more information will be gathered for the consideration of the City being on face book. Next meeting will be the land use plan will be reviewed to see what is left to be done. Discussion on what ordinances to review will considered for the next meeting.

What is planned for the growth of the City? What are the policies that need to be reviewed? A review of the fee schedules from other communities will be considered at the next meeting. A breakdown of the water and sewer bills will be held.

Nuisance complaint at 213 Main Street East was discussed. Matter will be taken to the City Council.

Regular meeting will be held October 5, 2010 and November 3, 2010.

On motion by Dyer, seconded by Kauss, all voting in favor, meeting was adjourned at 7:25 p.m.

Attest:

Roger Hanson, Chairperson

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 5, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Tuesday, October 5, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Gary Buchschacher, Jeanette Crawmer, Ralph Dyer, Mike Kauss, Mary Paul, Shirley Zimprich, and Zoning Administrator Patricia Nusbaum.

On motion by Kauss, seconded by Dyer, all voting in favor, to approve the minutes of the September 7, 2010 meeting as presented.

On motion by Paul, seconded by Buchschacher, all voting in favor, to approve the agenda with an additional item:

1. Goals

A review of the draft fee schedule was further discussed. Discussion on dog licensing was held. On motion by Crawmer, seconded by Paul, all voting in favor, to have the City hold a vaccination clinic for dogs and issue a 2 year license for \$5.00. Copy of animal ordinance will be included in the November council packet for discussion.

Talked about signs. Nusbaum will research the ordinance and will discuss further at the next meeting.

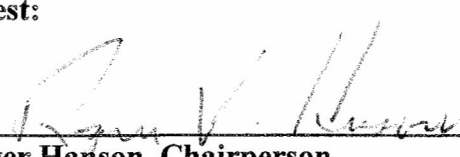
Transient Merchant Ordinance was discussed. Since the City has no ordinance some copies of what other cities have will be sent to the Commissioners prior to the next meeting.

Properties located at 213 Main Street East and 211 Main Street East were discussed as possible nuisance properties. Lots will be viewed by Commissioners before the next meeting.

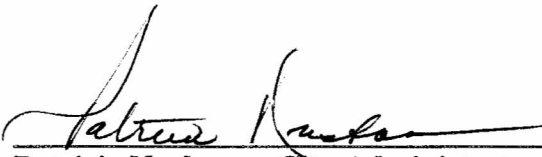
Goals for 2011 were discussed. Consensus was that the Commission must move ahead with a survey of the community and update the 2007 Land Use Plan and to continue reviewing the ordinance, researching them and getting drafts ready for Council review.

On motion by Paul, seconded by Kauss, all voting in favor, meeting adjourned at 7:56 p.m.

Attest:



Roger Hanson, Chairperson



Patricia Nusbaum, City Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 3, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Wednesday, November 3, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Gary Buchschacher, Jeanette Crawmer, Ralph Dyer, Mike Kauss, Mary Paul, Shirley Zimprich and Zoning Administrator Patricia Nusbaum.

On motion by Kauss, seconded by Dyer, all voting in favor, to approve the minutes of the August 3, 2010 meeting as presented.

On motion by Paul, seconded by Kauss, to approve the agenda as presented.

Megan James, representing Nu Horizon of So. MN and Nu Star Realty, was present to review with the Commission her plans to enlarge and enhance her present businesses located at 511 Highway #60. Presently, the businesses have 48 employees with an additional 16 employees being added to the businesses. Commission asked questions, and on motion by Kauss, seconded by Dyer, all voting in favor, to hold a public hearing on December 7, 2010, at City Hall at 6:00 pm. to consider the request for conditional use permit for Nu Horizons of So. MN and Nu Star Realty.

The proposed fee schedule was reviewed and recommendation made to the Council at the November 8, 2010 meeting.

Nuisance issues were discussed. The Commission will recommend to the Council for their consideration on the following properties: 120 Shoreview Drive; 213 Main Street East, 210 Main Street East.

Discussed goals for new year. It was consensus of the Commission to proceed with contacting Pettipiece & Associates, Steve Moline, as to cost to help with the survey and updating of the Land Use Plan.

On motion by Paul, seconded by Kauss, all voting in favor, meeting adjourned at 8:05 p.m.

Attest:

Roger Hanson, Chairperson

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 7, 2010
MINUTES
CITY HALL
6:00 P.M.**

The Elysian City Planning and Zoning Commission met in regular session on Tuesday, December 7, 2010 at City Hall at 6:00 p.m.

Present were: Commission Chair Roger Hanson; Commissioners: Gary Buchschacher, Jeanette Crawmer, Ralph Dyer, Mike Kauss, Mary Paul, Shirley Zimprich and Zoning Administrator Patricia Nusbaum.

Chairman Hanson called the meeting to order and immediately proceeded to open the public hearing.

Public Hearing

To consider the request of Nu Horizons of Southern Minnesota for two conditional use permits to place an addition to their building located at 511 Highway #60 West. The addition to the businesses would allow adult foster care, child foster care, senior housing and to allow a separate real estate office.

Megan James, owner, presented the proposed additions to the building. She explained additional usage of the facility and that the state had a moratorium on group home expansion, but was moving forward to 2011 when the moratorium would be lifted. She indicated that she was also, involved with a home on East Highway #60 outside city limits and a home on Frank Avenue NR. Any building that would be done will not be started until after the moratorium is lifted. James indicated that after the addition is added, she will have the opportunity and will be hiring several additional employees.

No one was present from the public with comments.

On motion by Kauss, seconded by Crawmer, all voting in favor, the hearing was closed.

On motion by Crawmer, seconded by Kauss, all voting in favor, to open the regular meeting of the Planning and Zoning Commission.

On motion by Crawmer, seconded by Buchschacher, all voting in favor, to approve the minutes of the November 3, 2010 meeting as presented.

On motion by Kauss, seconded by Dyer, all voting in favor, to approve the agenda with the following addition:

1. Jeff Scheurer, 211 SW Fifth Street. – request to start a business in a residential zoned area.

Discussion was held on the public hearing. Commission asked that blue prints of the project be available for the public on the evening of the city council meeting.

On motion by Crawmer, seconded by Buchschacher, to make recommendation to the Council for the approval of the two (2) conditional use permits with the following conditions:

1. All State and County licenses are secured.
2. Planning and Zoning Commission or representatives thereof would be granted a tour of facility prior to its opening.
3. Provide an annual inspection.

Nusbaum presented to the Commission for discussion the consideration of the 2-mile limit. This refers to the boundary outside the city limits for all building or any other zoning issue that would come before Le Sueur/Waseca Zoning Board. More discussion will be held at the January 2011 meeting.

Jeff Scheurer was present to ask the Commission to allow his building of a vehicle repair business in a residentially R-1 zoned district. Scheruer explained that the garage was behind his house. The building is a 50 x 42 building with a concrete floor. It is a pole barn with steel siding. His plan is to be open between the hours of 8:00 a.m. and 5:00 p.m. Zoning Administrator Nusbaum state that his request is not allowed in an R-1 residential zoned area. Hanson reminded him that the Council reviews variances and the cost for the hearing is \$375.00.

Next meeting, copies of the Land Use Plan will be handed out. A quote will be obtained from Pettipiece and Associates as to costs for their firm to again help with the plan.

A thank you from the Commissioners was offered to Chairperson Roger Hanson for his leadership as Chairperson and for his ten (10) years of serving the citizens on the Planning and Zoning Board. He will be greatly missed.

On motion by Kauss, seconded by Paul, all voting in favor, meeting adjourned at 6:40 p.m.

Attest:

Roger Hanson, Chairperson

Patricia Nusbaum, Zoning Administrator