

Approved 8/18/22

Lanesboro Planning and Zoning Commission
Special Meeting
Monday, August 15, 2022 6:30 p.m.
Community Center Meeting Room and Zoom

Present: Michael Seiler, Jeff Lepper, Jason Resseman, and Randy Rakosnik

Absent: Tom Schramm

Visitors: Bonita Underbakke, Susan and Jerry Ritter, Steve McCaulson, Brian Hazel, Shari Qualey, James Haugen, Alanna Gibbs, Don Bell, Creighton Horihan, Gayle Burdick, Rich Horihan, John Lavell, Eric Thompson, Diane Peterson, James Peterson, Kate O'Neary, Julie and Jeff Norby, Corbin R, M., J. . . , Richard Meldahl, Tony Severson, David and Lynn Susag, Matt Holtegaard, Sharon McIntire, Mitchell Walbridge, Todd A, Matt Gulbranson, Connie Levell, Charlene and Keith Eide, Ken Graner, Jeff Schwichtenberg, Rick and Cheryl Lamon, Jon Buggs, Cliff Grevstad, Nate Bakke, Kevin Horihan, Jonathan Lavine, Gary and Cindy Eide, Darla Taylor, Brian Malm, Chief Blaise Sass

Zoom Participants: Lester Dunn, John Dahle, Erik Wrede, Ronald R, Alison, Kim, Katie Prinsen, Chase Bakke, Phone, LFD, Marlin Miner, Michael Wilford, Lindsay, Corrine Hager, Amanda Specht, Andrzej Zalasinski, Cresco, Kevin Meyer, Jennifer Horihan, Vicky McKinney, Steve Sobieniak, Sharon Post, Dan and Michelle Beuch, Jon Willford, Deb Danielson, P&T, Scott, Barb, Fire Tablet, Scott and Alyssa Sindelar, Dan, Deane Benson, David Schafer, Lori Bakke, Jim, JS, Ellen, Lachelle Petzer, Guest, Char, Stena, Gwen Harmon, John Dahle, Iphone, Rachel Bearbower, Chad, Joe Goetzke, Ladawn, D Smith, Tom Smith, Jimbo, Sheila Frost, Bruce Nelson, Amy Steinfeldt.

Public Hearing Setback and Height Variance Request for 18 Beacon Street: Member Resseman called the Public Hearing to order at 6:30 p.m. The following comments were heard:

- Susan Ritter: 201 Ashburn Street. She is opposed to granting the variances for height and setback. She has concerns for safety, fire, emergency response, lack of equipment for fire control, proximity to fuel tanks, as well as the shading of her property. Ritter noted the property has no screening for overnight storage, as well as in the floodplain.
- Don Bell: Bell read aloud his comments that were submitted ahead of time, noting concern for the height, truck traffic, longer hours of operation, as well as the impact of the required load for power.
- Jerry Ritter: 201 Ashburn. He shared concerns for the requested setback, encroachment onto City property, lack of detail on the application for variance, wear and tear of City infrastructure, for aspects of the karst environment, as well as a lack of enforcement of standards.
- John Lavelle: 200 Kenilworth Ave N. Shared concern for holding a hearing after construction is complete. As well is concerned for the negative impact to neighboring properties.
- Kate O'Neary: Coffee Street. Shared concern for the size of the structure, noting that although it is shielded by the trees currently, once the fall comes it will no longer be. Also of concern is the idea of the City giving away land, it should only be considered if for a public purpose.
- Jeff Schwichtenberg: Has lived and operated a business in Lanesboro since 1978. Records indicate that a variance application was applied for in December of 2021, with a Public Hearing held in January of 2022, and was reviewed by the Council in February of 2021. After full approval of the application, construction on the bin began. He shared concern for how the property owners have been treated over social media. Additionally he shared concern for future precedent if the Council were to have issued a permit, and then later revokes said permit.

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- Joe Banken: Elmwood. Noted that laws are made for a reason, a survey should be required to verify property boundaries.
- Brian Hazel: North of Lanesboro. The size of the bin is due to the need for the crop that is in the ground. The crop needs to be taken care of. The corn will be coming into town either way, with the large bin more of it can be stored, rather than trucked out, therefore reducing truck traffic. This would allow for more flexibility in the harvest procedure.
- Alissa Sindelar: Lives in a house next to the bin. Feels that there was inadequate notice for the original Hearing in Jan of 2021. She shared concerns that the City allowed the bin to be built on public property, A height variance has not been issued for the structure, as well as the impact of snow and ice falling off of the structure.

With no additional comments heard, Member Resseman closed the Public Hearing at 6:57 p.m.

Special Meeting:

Member Resseman called the Regular Meeting to order at 6:57 p.m.

A. Variance Application for 18 Beacon Street

- a. Height Variance Request: Member Lepper motioned to open discussion. Member Rakosnik seconded the motion. Motion carried with all in favor. It was noted that although the setback variance request has been withdrawn the commission does need to take action on the height setback application, and forward that to the Council prior to the date required before the application is automatically approved. Concerns were discussed relating to Fire, Flood, Building Codes. Member Resseman noted the original application was submitted in December of 2020, proper notice and posting was then completed for a Public Hearing in January of 2021. A unanimous vote to approve the request was forwarded to the City Council in February of 2021. The City Council also approved the variance request. Resseman also noted that there are a large number of other property discrepancies throughout the town. Member Lepper noted that he would have liked to see additional information shared as to why the size of the bin is needed. Creighton Horihan noted that the size of the bin is to accommodate a larger amount of storage needed to help minimize truck traffic for their farming operations. Susan Ritter noted an objection to this information being shared, in that the public did not have an opportunity to review the information and offer comments. Member Sieler noted that the structure is a storage bin and not a dryer. Member Rakosnik motioned to recommend to the City Council to approve the variance request for height. Member Resseman seconded the motion. Member Resseman noted the improvements to infrastructure and business is important to the community. Member Lepper shared concern for setting a precedent. Member Rakosnik shared the importance of the Agriculture Industry. Members Seiler and Lepper voted against. Members Rakosnik and Resseman voted in favor. With a tie vote this information will be shared with the City Council.
- b. Setback Variance Request: Administrator Peterson noted the application for a variance for setback requirements has been withdrawn.

Adjourn Special Meeting: Member Lepper motioned to adjourn the special meeting at 7:27 p.m. Member Rakosnik seconded the motion. Motion carried with all in favor.

Respectfully Submitted,
Michele Peterson, MCMC
City Administrator/Clerk