



Sibley County Zoning
Property Assessing & Zoning Department
400 Court Avenue - P.O. Box 532
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**Sibley County
Planning & Zoning Commission/Board of Adjustment
Public Hearing Minutes
August 3, 2020**

The Sibley County Planning and Zoning Commission & Board of Adjustment convened via conference call due to COVID-19 concerns on Monday, August 3, 2020 at 6 p.m. pursuant to notice given as required by law.

Members of the Board of Adjustment Present: Mike Mueller, Marlin Rose

Members of the Board of Adjustment Absent: Darrel Mosel

Members of the Planning and Zoning Commission Present: Joy Cohrs, Bruce Froehlich, Terry Morrison, Bruce Lilienthal, Brad Perschau

Members of the Planning and Zoning Commission Absent: Darrel Mosel

Also Present: Laura Hacker, County Assessor; Stamate Skliris, Asst. County Attorney; Geoff Beranek, Property Assessing and Zoning

Guests Present: David Rhode, Washington Lake Township; Applicant Jon Suedbeck & Becky Harbarth Suedbeck, Applicant Randy Schwecke, Applicant Liz Sopok, Applicant Loren Busse

The meeting was called to order and roll call was taken.

Planning & Zoning Commission meeting minutes from May 4, 2020 were approved. Motion made by Bruce Froehlich, second by Bruce Lilienthal and passed unanimously.

Board of Adjustment meeting minutes from July 6, 2020 were approved. Motion made by Mike Mueller, second by Marlin Rose and passed unanimously.

Geoff Beranek informed the Board of Adjustment that Variance Application #478 had been withdrawn.

Geoff Beranek introduced Rezone Permit #135 to rezone 2.342 acres from General Agriculture to Industrial to allow for a storage shed to be built.



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The public hearing was opened.

Bruce Lilienthal asked about the storage capacity of the proposed shed.

Jon Suedbeck responded with the storage shed would have 40 units with the possibility of another 40-unit storage shed in the future for a total of 80 units. Storage units would be 10'x20'.

Joy Cohrs questioned the lot size and if there was a minimum acre requirement needed to be rezoned.

Geoff Beranek responded the proposed area would meet the minimum size requirements.

Terry Morrison inquired about another public hearing being required for a Conditional Use Permit for the storage sheds.

Geoff Beranek responded that storage sheds are a permitted use within the Industrial District and a building permit would be the only requirement if the rezone application was approved.

Marlin Rose asked where the access would be.

Geoff Beranek stated the adjacent field and the storage facility would have a shared access.

Geoff Beranek asked for an update on the Access Permit status from Sibley County Public Works.

Jon Suedbeck stated the shared access was a requirement of the County Engineer and that is represented in the site plan.

Brad Perschau questioned if the storage shed could be built in an area already zoned industrial and if the applicant had looked into that.

Jon Suedbeck responded they had met with the Mayor of Green Isle and looked at some properties which didn't meet the requirements for his shed. He also reached out to Locher Brothers about buying some of their land but the land was not for sale.

David Rhode commented the Township did not want the site to be annexed into the City of Green Isle.

Geoff Beranek stated any annexation of the property would be between the Township and City.



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Brad Perschau stated his concern was taking agricultural land out of production when there was land zoned Industrial that has not been built on.

David Rhode stated the City of Green Isle is expanding that way.

Brad Perschau asked how much area is zoned Industrial that hasn't been built on.

General discussion on the availability of land zoned industrial and how it would work with the proposed storage sheds took place.

The public hearing was closed.

A motion to approve Rezone Permit #135 was made by Bruce Lilienthal, second by Bruce Frochlich and passed 4-1 with Brad Perschau voting in opposition.

Geoff Beranek introduced Subdivision Plat #63 to allow for a two-parcel subdivision to divide the building site from the farm land on a parcel that was both abstract and torrens.

The public hearing was opened.

Brad Perschau asked about building eligibilities on the parcel.

Loren Busse stated they do not want anymore build sites on the property.

Geoff Beranek stated with the current property lines there would not be any parcels that would meet the quarter-quarter dwelling density requirements for General Agricultural district.

The public hearing was closed.

A motion to approve Subdivision Plat #63 was made by Joy Cohrs, second by Brad Perschau and passed unanimously.

Geoff Beranek introduced Variance #477 to allow for the expansion of a nonconforming structure.

Liz Sopok explained her proposed project.

Geoff Beranek stated the Township did recommend approval.



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There were no public comments for this application.

The findings were found to be met.

A motion was made to approve Variance #477 by Mike Mueller, second by Marlin Rose and passed unanimously.

Geoff Beranek introduced Variance #479 to allow for an expansion of a nonconforming structure.

The public hearing was opened.

Bruce Lilienthal asked about the size of the garage.

Randy Schwecke responded it was a 30'x36' garage.

Geoff Beranek stated the Township had recommended approval

The public hearing was closed.

The findings were found to be met.

A motion to approve Variance #479 was made by Mike Mueller, second by Marlin Rose and passed unanimously.

A motion was made by Bruce Lilienthal to adjourn the meeting, second by Mike Mueller and passed unanimously.

Meeting was adjourned at 6:40pm.

Attest:

Marlin Rose
Board of Adjustment, Chair

Bruce Lilienthal
Planning & Zoning Commission, Chair

9-14-2020
Date

10-02-2020
Date