



STEELE COUNTY
PLANNING COMMISSION AGENDA
Steele County Administration Center – 630 Florence - Owatonna, MN 55060

Monday, September 9th, 2024 at 7:00 p.m. – Steele County Boardroom

1. Call to Order:
2. Pledge of Allegiance
3. Approve Agenda:
4. Approve Minutes: (August 6th, 2024)
5. Review Building Permits
6. County Board Action
 CUP #439 (Steele-Waseca -Substation)
7. Public Hearing: CUP 440 (Herrmann – Firearms Assembly)
8. Adjourn



STEELE COUNTY PLANNING COMMISSION MINUTES

Steele County Administration Center – 630 Florence - Owatonna, MN 55060

*Steele County's Mission:
Driven to deliver quality services in a respectful and fiscally responsible way.*

Monday, August 6, 2024, at 7:00 p.m. – Steele County Boardroom

Call to Order:

The meeting was called to order by Vice Chair Lammers at 7 pm. Present were Lammers, Dinse, Ingvaldson, Queen, Pool, Spatenka, Commissioner Brady and staff member Oolman.

Agenda:

Motion by Queen, second by Dinse to approve the agenda as submitted. Motion passed unanimously.

Minutes:

Motion by Ingvaldson second by Spatenka to approve the July 1st, 2024, minutes as submitted. Motion passed unanimously.

Building Permits:

The building permits for July were reviewed.

County Board Action

Oolman reported the County Board approved Rezone #85 (Wilkie -Hope Property), CUP #251 (Routh Pit), and IUP #2010-01 (Arndt-Zuphal Pit) as recommended by the Planning Commission

CUP #439 Steele Waseca (Substation)

This request is from Steele-Waseca Cooperative to construct an Electrical Substation on property located in the SE ¼, SE, ¼, NW ¼, Section 9, Medford Township. The property address is 1748 69th St. NW.

The public hearing was opened.

Michelle Blum, 511 Oakridge Place, - Stated she bought her property partially because of the wooded area across the street. She is concern that her property values will be reduced if that wooded area is removed.

Maria Sexton with Straight River Cable- Stated she has concerns about run off to the river.

Asked what the setbacks are from the property lines?

Oolman- There is a 20-foot setback from property lines.

Sexton- Is there going to be a border of trees?

Steele-Waseca replied - We will take down the minimal amount of trees down. We try to make the substation as inconspicuous as possible.

Blum- We have seen eagles above the property. She heard they cannot remove trees if eagles nest there.

Oolman- I am not aware of rules regarding eagle nesting as those are regulated by the DNR.

Spatenka- Will you be planting more trees on the property?

Steele- Waseca- There are 2 really nice oak trees in the front of the property that we are going to try and keep. We want to keep as many trees as possible to make the project as inconspicuous as possible.

Spatenka- Can the fence around the substation have privacy lathe in it?

Steele-Waseca- Yes it can. But they cautioned that the fence is only 7 feet high and some of the equipment is 35 feet higher or more.

Steele Waseca- Explained the logistics of why they selected this site. It is near the transmission line. It will provide better reliability for the Community of Medford, especially that part of town west of the railroad and the school. The project will also bury the existing power lines located on the north side of the road but will install an above ground line to connect the substation to the transmission line.

As there were no further questions or comments, the public hearing was closed.

Motion by Spatenka, second by Dinse to recommend approval of CUP #439 Steele Waseca (Substation). With the following 4 conditions:

1. No outside storage of equipment or materials unless screened from neighboring residential uses.
2. Lighting shall be directed so that it does not shine directly onto public roads or neighboring residential property.
3. Operator will provide a lot area large enough for vehicles to turn around within the site. At no time shall vehicles be allowed to park or unload on the road, back up from the road into the site, or back from the site on the road.
4. Privacy slats shall be used on the south side of the fence to provide screening to neighboring residential properties.

Motion passed unanimously.

Adjournment:

Motion by Spatenka, second by Pool to adjourn at 7:31pm.

Staff Report
for
Conditional Use Permit Application #440
Herrmann – Firearms Assembly Home Occupation

Applicant:

Michael Herrmann

Property Owner(s):

Michael Herrmann

Property Address:

8819 SW 128th Street
New Richland, MN 56072

Parcel Number:

03-017-4101

Property Legal Description:

Beginning at a point on the North line of the Northwest Quarter of Section 17, Township 105 North, Range 21 West, which point is 565.2 feet West of the Northeast Corner thereof; thence West 356.0 feet on the North line of the Northwest Quarter of said Section 17; thence South 635.0 feet at a right angle; thence East 356.0 feet at a right angle; thence North 635.0 feet at a right angle, to the point of beginning; being a part of the Northeast Quarter of Northwest Quarter of Section 17, Township 105 North, Range 21 West.

Zoning District:

Agricultural

Project Description:

Michael Herrmann has developed a weapon frame under the name of Verrückte Weapon System. He would like to obtain a Federal Firearms License Type 7 to assemble these firearms in his home and is asking for a Conditional Use Permit from the County for a Home Occupation to do so. Firearms components would be manufactured offsite and the components assembled in his home. The completed firearms would then be transferred to licensed firearms retailers for retail sales.

Reason for Conditional Use Permit Application:

Section 704.12 of the Steele County Zoning Ordinance lists Home Occupations as a Conditional Use in the Agricultural District.

Section 1513 lists performance standards for Home Occupations.

General Criteria for Issuing a Conditional Use Permit:

1) The use will not create a burden on parks, schools, streets, public facilities or utilities:

The Home Occupation would only require very limited public facilities. No manufacturing is occurring on site so electricity use would not increase. Retail is not occurring from this location so no additional vehicle traffic is expected.

- 2) **The use is compatible, separated, or screening from adjacent agricultural or residential land so as not to depreciate their values or deter development:**
The site is surrounded by agricultural land. The proposed use should not have any effect on the agricultural land. The nearest neighboring residents are located 1500 feet or more away. All assembly activities will take place in the residence. There potentially could be some test firing outside of the home so noise could be an issue. The commission may want to limit hours when firearms can be test fired.
- 3) **The appearance will not have an adverse effect on adjacent properties:**
All assembly activities will take place in the residence so the appearance will not change.
- 4) **The use is related to the existing land use and the county needs of the county:**
The site is a 5.2 acre rural building site with a house, garage and an outbuilding. The ATF requires local approval before they will issue a federal firearms license.
- 5) **The use is consistence with the zoning ordinance and zoning district:**
Section 704.12 allows home occupations as a conditional use in the agricultural district.
Section 1513 lists performance standards for Home Occupations.
- **No more than 25% of the dwelling shall be used for the business.**
The house is an 1882 sq. ft. structure. The assembly would be done on a workbench in the home.
 - **Only articles made or originating on the premise shall be sold on the premise.**
No sales will occur onsite.
 - **No articles for sale shall be displayed so as to be visible from any street.**
No sales will occur onsite.
 - **The occupation is to be conducted solely by members of the household residing on the premise.**
Only family members will be involved in the assembly.
 - **Equipment shall not interfere with the environment of the neighborhood.**
Simple hand tools will be used.
 - **No outside storage of materials or equipment:**
No material will be stored outside the structure.
 - **The home occupation shall not require substantial interior or exterior alterations:**
No alterations are needed to house.
 - **No sign other than one 2 feet x 3 feet attached near the building entrance:**
The applicant does not plan on signage.
- 6) **The use will not creation a traffic hazards or congestion:**
The proposed business is not expected to generate any additional traffic.

7) Existing businesses will not be adversely affected because of curtailment of customers trade brought about by intrusion of noise, glare, vibration or other nuisances:

The nearest permitted business Misgen Auto Salvage located 1 ½ miles east of this site. The proposal should have no effect on this business.

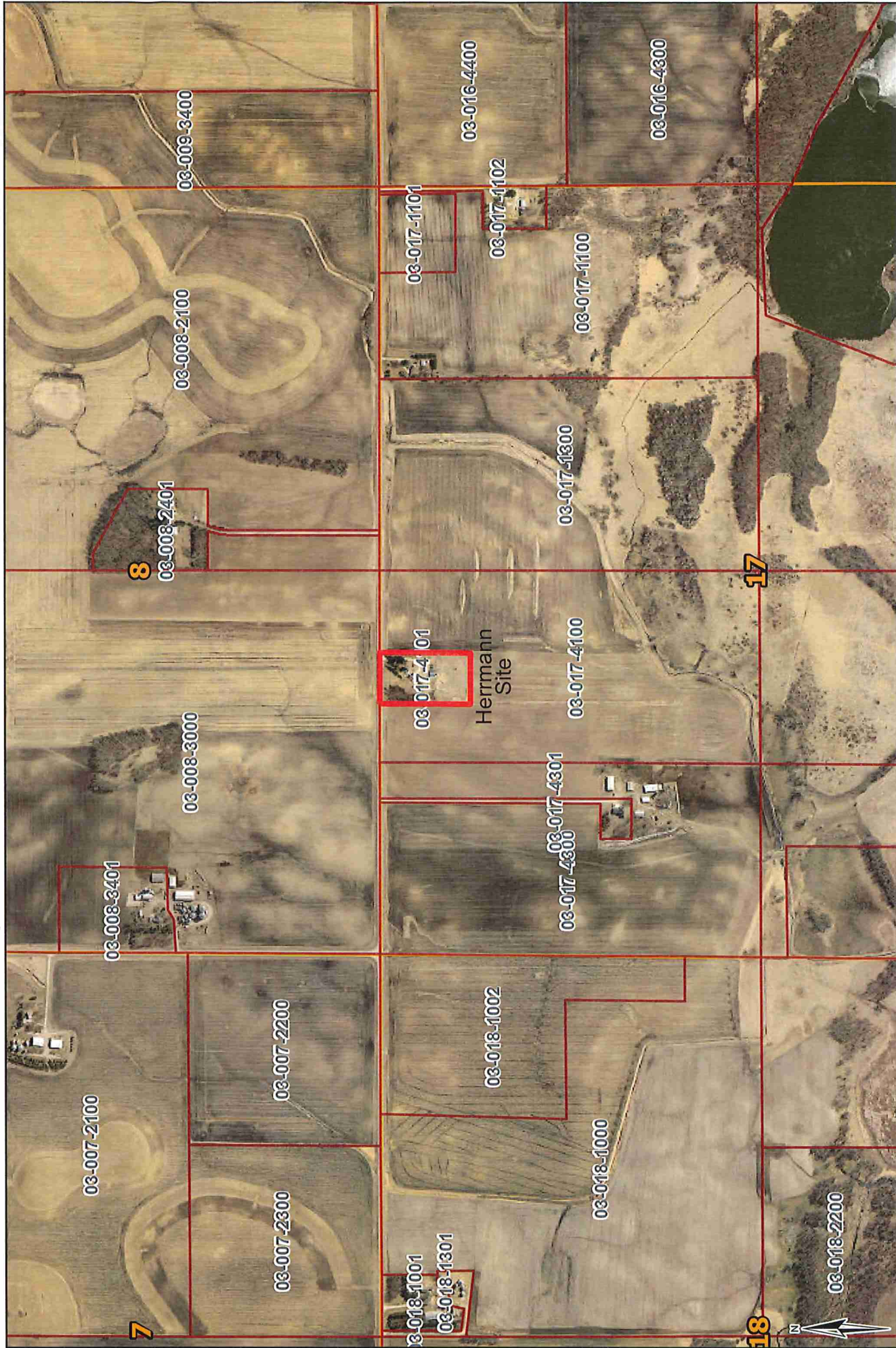
8) Adequate utilities, access roads, drainage and other facilities will be provided:

- Utilities: Will not change from present.
- Access: Will not change from present.
- Drainage: Drainage should not change.
- Septic: The business will not create sewage.

Staff Comments:

If the Planning Commission recommends approval of this application, they may wish to consider the following conditions:

1. Business must maintain a Federal Firearms License.
2. No outdoor test firing between the hours of 7:00 P.M. to 8:00 A.M.
3. No retail sales from this site.



Herrmann Location

August 30, 2024

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