

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION

AGENDA

MEETING DATE: March 19, 2026

PLACE: Le Sueur County Government Center (Historic
Courthouse)

88 South Park Ave, Le Center, MN

TIME: 7:00 P.M.

*******Planning and Zoning Commission Members if you CANNOT be at the meeting contact the Environmental Services Department at 357-8538.***

1. Call To Order
2. Agenda: Additions/Corrections/Approval
 - 2.I. 3-19-2026 Agenda
 - Documents:
 - [03-19-2026 AGENDA.PDF](#)
3. Meeting Minutes: Additions/Corrections/Approval
 - 3.I. 1-15-2026 DRAFT Minutes
 - Documents:
 - [01-15-2026 DRAFT MINUTES.PDF](#)
4. Applications
 - 4.I. RICHARD & ANN RYNDA, MONTGOMERY, MN (APPLICANT/OWNER)

Request that the County grant an Interim Use Permit to allow for a Temporary Dwelling for more than one year for the purpose of Farm Labor in an Agriculture "A" District. The subject property is located on the E 1/2 of the SE 1/4, Section 31 of Lanesburgh Township.

Documents:

[PACKET - RYNDA \(IUP.PDF\)](#)

5. Discussion Items
6. Warrants/Claims
7. Adjourn

Planning & Zoning Commission Public Hearing Procedure: The Chairman calls the meeting to order, then calls the item to be heard and asks the Applicant or representative present to come to the podium to answer any questions or present any comments. The Chairman opens the meeting to the public. Each speaker comes to the podium and states their name for the record prior to making a statement or posing a question. **All questions or comments are to be directed to the board, NOT THE APPLICANT.** After the public comments the Planning Commission publicly discusses the information and reviews the findings before making a motion. All meetings are recorded.

AGENDA

LE SUEUR COUNTY PLANNING COMMISSION

MEETING DATE: MARCH 19, 2026

TIME: 7:00 PM

PLACE: Le Sueur County Government Center
88 S. Park Avenue, Le Center, MN 56057
1st Floor, County Commissioner's Boardroom

VIRTUAL: Online via Microsoft Teams
Dial in by phone: 1-469-850-4198
Meeting ID: 248 633 485 714 43
Passcode: kw2Tg2k6
Please contact the Department for information on how to attend virtually.

ALT. DATE: MARCH 23,2026 – This alternate date will be used in case of inclement weather or extenuating circumstances which would not allow the Public Hearing to be held on the original date.

****Planning Commission Members if you CANNOT be at the meeting contact the Department 357-8538****

1. Call to Order
2. Agenda Additions/Corrections/Approval
3. Meeting Minutes JANUARY 15, 2026 Additions/Corrections/Approval
4. Applications

ITEM #1: RICHARD & ANN RYNDA, MONTGOMERY, MN (APPLICANT/OWNER):
Request that the County grant an Interim Use Permit to allow for a Temporary Dwelling for more than one year for the purpose of Farm Labor in an Agriculture "A" District. The subject property is located on the E 1/2 of the SE 1/4, Section 31 of Lanesburgh Township.

5. Discussion Items
6. Warrants/Claims
7. Adjourn

Planning & Zoning Commission Public Hearing Procedure: The Chair calls the meeting to order, then calls the item to be heard and asks the Applicant or representative present to come to the podium to answer any questions or present any comments. The Chair opens the meeting to the public. Each speaker comes to the podium and states their name for the record prior to making a statement or posing a question. **All questions or comments from the public are to be directed to the Planning Commission, NOT THE APPLICANT.** After the public comment period is closed, the Planning Commission publicly discusses the information and reviews the findings before making a motion. All meetings are recorded.

LE SUEUR COUNTY PLANNING COMMISSION
88 SOUTH PARK AVENUE
LE CENTER, MINNESOTA 56057
January 15, 2026

MEMBERS PRESENT: Mike Roche, Shirley Katzenmeyer, Tina King, Al Gehrke and Commissioner John King

MEMBERS ABSENT: Pam Tietz, Doug Krenik, and Jeanne Doheny

OTHERS PRESENT: NONE

1. **Call to Order:** Vice Chairperson Shirley Katzenmeyer called the meeting to order at 7:00 pm.

2. **Agenda:** Additions/Corrections: NONE.
Motion to approve the agenda was made by **AL GEHRKE**.
Second by **TINA KING**.
MOTION APPROVED. MOTION CARRIED.

3. **Minutes:** **October 16, 2025**, Meeting, Additions/Corrections: NONE
Motion to approve the minutes was made by **TINA KING**.
Second by **MIKE ROCHE**.
MOTION APPROVED. MOTION CARRIED.

4. **Applications:**

ITEM #1: BUELL CONSULTING, INC, EDEN PRAIRIE, MN (APPLICANT); RANDALL L. ROEMHILDT, ELYSIAN, MN (OWNER):

Requests the County grant a Conditional Use Permit to allow the applicant to establish a Wireless Telecommunication Tower in the Agriculture "A" District. The subject property is located in part of the SW 1/4 of the SW 1/4 of Section 8, Elysian Township.

Justin Gartner was present for the applicants.

Brad O'Malley presented the PowerPoint presentation.

INITIAL COMMENTS FROM THE APPLICANT:

Mr. Gartner stated he had no additional comments and was able to answer any questions the Planning Commission or members of the public may have.

INITIAL QUESTIONS FROM THE PLANNING COMMISSION:

Member Gehrke asked the applicant if they had read through the conditions and whether they understood what was being proposed. Mr. Gartner stated he had read the proposed conditions and fully understood them.

PUBLIC CORRESPONDENCE: NONE

PUBLIC COMMENTS:

Mr. Dan Prchal expressed his concern with noxious weeds and asked how the County ensures the applicant or owner maintains the property. Mr. Stubbs explained that Zoning staff complete a series of inspections throughout the development process and once the tower is fully constructed, it is placed on an annual inspection list.

FOLLOW-UP QUESTIONS AND COMMENTS FROM THE PLANNING COMMISSION:

Member King asked whether Buell consulting continues to maintain the project area or if someone else is responsible. Mr. Gartner stated Buell contracts with a company who is responsible for vegetation maintenance and weed management.

ADDITIONAL PUBLIC COMMENTS: NONE

PLANNING COMMISSION DISCUSSION: NONE

FINDINGS:

1. *The Conditional Use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. (4-0 in support)*
 - *All members agreed with the proposed finding in the staff report.*
2. *The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. (4-0 in support)*
 - *All members agreed with the proposed finding in the staff report.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided. (4-0 in support)*
 - *All members agreed with the proposed finding in the staff report.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use. (4-0 in support)*
 - *All members agreed with the proposed finding in the staff report.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. (4-0 in support)*
 - *All members agreed with the proposed finding in the staff report.*
6. *The Conditional Use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance. (4-0 in support)*
 - *All members agreed with the proposed finding in the staff report.*

7. *The Conditional Use is consistent with the Comprehensive Land Use Plan. (4-0 in support)*
- *All members agreed with the proposed finding in the staff report.*

Motion made by AL GEHRKE to recommend Approval of the application with the conditions as presented during the meeting.

Second by TINA KING.

MOTION APPROVED (4-0). MOTION CARRIED.

ITEM #2: BEAVER DAM RESORT, MANKATO, MN (APPLICANT); ANDY & BRENT BUYSSE, CLEVELAND, MN (OWNER):

Requests that the County amend Conditional Use Permits #15023 and #2021108 to add 19 campsites, permit a series of public Special Events, allow year-round lodge operations, and upgrade the liquor license for on- and off-sale 5.0% beer and alcohol at the Beaver Dam Campground in a Recreational Commercial zoning district. The Campground is Lot 1, Block 4, of the Beaver Dam Subdivision, and Part of Outlots 2 and 3 of the Auditor's Subdivision of Government Lot 1 of Section 5, Elysian Township, and part of the SW 1/4 of the SW 1/4 of Section 32, Cordova Township.

Andy Buysse was present for the applicants.

Aaron Stubbs presented the PowerPoint presentation.

INITIAL COMMENTS FROM THE APPLICANT:

Mr. Buysse stated he had nothing more to add and was available for any questions the Planning Commission or members of the public may have.

INITIAL QUESTIONS FROM THE PLANNING COMMISSION: NONE

PUBLIC CORRESPONDENCE:

Mr. Stubbs read an email into the record from an anonymous landowner who stated they owned residential property near the campground. In the email they expressed concerns with parking during Special Events and the use of amplified sound after 10:00 pm.

Mr. Stubbs stated he had spoken with this landowner and explained to them that the campground installed a new parking lot in November of 2025. In addition, staff have worked with the owners to identify 21 additional parking stalls in front of the lodge and near the storage shed. Mr. Stubbs stated the landowner was pleased to hear the parking would be handled better moving forward.

In a subsequent conversation, the landowner asked if the owners of the campground could place No Parking signs along the right-of-way in front of neighboring homes. Mr. Stubbs explained a sign, which is less than 32 square feet, does not require a permit and could be placed by either the owners of the campground or by the homeowners.

PUBLIC COMMENTS:

Ms. Ryann Geldner (attending virtually) expressed concerns with increased traffic and congestion during Special Events. Ms. Geldner stated more enforcement was needed from the Sheriff's office or from the owners of the campground. Ms. Geldner also expressed concerns with the amount of additional garbage being left at the nearby public landing and the potential impacts the fireworks show has on the German Lake wildlife.

Mr. Stubbs explained the purpose behind the proposed condition that would require the campground to reach out to Zoning staff at least 10 days in advance of any Special Event is so staff is able to alert the Sheriff's office and make them aware that additional patrols through the area may be needed.

FOLLOW-UP QUESTIONS AND COMMENTS FROM THE PLANNING COMMISSION:

Member Gehrke asked the applicant if they had considered reducing their hours from 7:00 am to 1:00 am to something less to address the concerns of noise in the area. Mr. Buysse stated this is the first he has heard there was an issue with noise in the past. He also explained it is not their intention to be open from 7:00 am to 1:00 am every day but rather have the flexibility to be open during those hours as needed to accommodate their customers and events.

Mr. Stubbs explained that due to Minnesota Pollution Control Agency septic sizing standards, the lodge can never be open 16 or more hours per day.

Member King asked whether the campground has quiet hours and other noise rules for the campers. Mr. Buysse stated the campground does in fact have policies for noise and quiet hours.

ADDITIONAL PUBLIC COMMENTS: NONE

PLANNING COMMISSION DISCUSSION: NONE

FINDINGS:

- The Conditional Use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. (4-0 in support)*
 - Provided they control the noise and traffic congestion.*
 - All members agreed with the proposed finding in the staff report.*
- The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. (4-0 in support)*
 - All members agreed with the proposed finding in the staff report.*
- Adequate utilities, access roads, drainage and other facilities have been or are being provided. (4-0 in support)*
 - All members agreed with the proposed finding in the staff report.*
- Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use. (4-0 in support)*
 - All members agreed with the proposed finding in the staff report.*
- Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. (4-0 in support)*
 - All members agreed with the proposed finding in the staff report.*

6. *The Conditional Use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance. (4-0 in support)*
 - *All members agreed with the proposed finding in the staff report.*
7. *The Conditional Use is consistent with the Comprehensive Land Use Plan. (4-0 in support)*
 - *All members agreed with the proposed finding in the staff report.*

Motion made by AL GEHRKE to recommend Approval of the application with the conditions as presented during the meeting.

Second by MIKE ROCHE.

MOTION APPROVED (4-0). MOTION CARRIED.

ITEM #3: LE SUEUR COUNTY COMPREHENSIVE PLAN:

The Le Sueur County Environmental Services Department hereby provides notice that a proposed Comprehensive Plan has been prepared and is available for public review. The Department invites public comment either in advance of the meeting or during the Planning Commission meeting where the plan will be considered for preliminary approval.

Mojra Howenstein (Bolton & Menk) presented the PowerPoint presentation.

Aaron Stubbs represented the County for this proposal.

INITIAL COMMENTS FROM THE APPLICANT:

Ms. Howenstein thanked the members of the public, the members of the Planning Commission, the County Commissioners and all County staff who participated in the process.

INITIAL QUESTIONS FROM THE PLANNING COMMISSION: NONE

PUBLIC CORRESPONDENCE: NONE

PUBLIC COMMENTS:

Ms. Ryan Geldner (attending virtually) asked whether additional research was done to determine which demographic was most likely to move into Le Sueur County. Ms. Geldner also asked if we had run any negative scenarios where the County loses population over the next 25 years.

Ms. Howenstein stated no negative scenarios had been considered but that could be done. She also stated the scenarios in the plan focused on the potential number of people who could move into the County, not their demographic.

Marie Meyer expressed concerns with the statistic and how they are being represented. Ms. Meyer explained the Plan shows 22% of those who commute outside of the County for work stated they would work in the County if possible. Ms. Meyer believes this is a misrepresentation because only 22% of those who took the survey feel this way and not 22% of all the commuters. Ms. Meyer questioned why the County would want more homes around its lakes if the waters are already deemed impaired and she also questioned why the County wants to grow its tax base.

Tamara Herbes requested the area south of Sabre Lake be shown as agriculture on the Future Land Use Map. She and her family were surprised to learn it had been zoned residential for over 50 years when they attended the October Open House. She thanked Commissioner Preisler for continuing to keep the Township informed of the progress on the Plan and also thanked Ms. Michelle Mettler for the amount of staff time spent with her and her family explaining the process and giving options for how the zoning could be changed.

Gary Buszman spoke about the continued need to preserve farmland and thanked the Planning Commission for recommending denial on a Re-Zoning request for a neighboring property. He expressed frustration that the Board of Commissioners approved the request and expressed concern with not being able to see incoming weather if that land were ever developed.

Jerry Beckle stated he was in favor of zoning and the goal of preserving agricultural land. He believes the plan was well thought out. Mr. Beckle did express some concerns with the potential changes to the residential density standards listed in the plan. He stated if more homes are to be added in the rural area, they should be located in areas of less productive ground. He stated he understood the plan is a vision for the County and not the actual rules. He hopes the Zoning Ordinance updates address the locating of future homes and commercial structures.

Marie Meyer explained that “protecting farmland” can mean many things. She referenced the Natural Resources Goals / Strategies in the draft plan and claimed it shows heavy restrictions on farmers, especially if endangered species were discovered in their area. She also expressed concern over the surveys not being sent to all landowners throughout the County and believes the process was purposely hidden from the public. She informed the Planning Commission that grants are not free money and believes regional NGO’s played a role in the development of the draft Plan. Ms. Meyer also stated the citizens do not need someone creating fear about climate change or population growth. She commented that the Plan appears to be looking for underprivileged people to serve and the County does not have a responsibility to “house these people”. Ms. Meyer suggested Goal # 7.5.1 (Expand parks and trails; foster community engagement in environmental planning) be removed from the Plan.

Mr. Stubbs asked Ms. Meyer for some clarification on her last comment and asked for the specific page number where those statements could be located. Ms. Meyer was unable to provide that page but said she would look for it and forward it to staff.

Annette Pruitt-Rogers stated she is not in favor of the Plan. She also stated she does not want to see her community grow.

Ryann Geldner (attending virtually) stated she believes climate change is real and eco-tourism is a way to bring tourist revenue into the County without changing land use. Ms. Geldner stated the County should consider flooding a problem and should be looking into preserving its park system.

Greg Frederickson stated no one comes to Le Sueur County to walk the trails and all parks are empty. He also stated he believes it costs \$1 Million per mile to construct a trail.

Tony Kubes asked for clarification on whether the proposed Plan would eliminate any existing Building Eligibilities. He stated in his capacity as Township Supervisor, he has been approached by residents who are concerned they will lose the Eligibilities they are holding on to for future family residential development.

Mr. Stubbs explained the proposed plan would not eliminate any existing Building Eligibilities, nor was the goal of the Plan to take anything away from the residents of the County. The Plan is more about the potential to provide more flexibility and potential options for landowners who may be interested in taking advantage of that flexibility.

Vice Chairperson Katzenmeyer asked Mr. Stubbs about the density around cities and what the Growth Boundaries mean for landowners in these areas.

Mr. Stubbs explained during the cities focus group, the cities shared their Future Land Use Maps. There was a discussion about how the County can work in conjunction with each individual city to ensure land use conflicts are kept to a minimum. After that meeting there was a misunderstanding about how to achieve this goal. Initially, the County mirrored the Future Land Use Maps of these cities. After some additional discussions it was determined the County development pattern is so drastically different than that of a city. If the County mirrored a city’s plan the result could be increased cost when the city eventually annexed and needed to install utilities, curb and gutter, etc. Mr. Stubbs explained the County decided to keep the future expansion areas of each city as agricultural land to help reduce the potential for land use conflict.

Ryann Geldner (attending virtually) provided some clarification related to a previous statement. Ms. Geldner stated she believes the trail system brings revenue dollars into the County. She also believes recreational activities like ice fishing also bring in outside revenue.

Jerry Beckle asked the County to continue to preserve agricultural land and continue locking into preserving the areas around the cities to preserve the highest quality farmland.

Member King stated she believes the State Demographers projection for the future population of the County is realistic and the County should at a minimum plan for that level of growth.

Tamara Herbes asked staff when the Official Zoning Map for the County would be updated.

Mr. Stubbs explained the Official Zoning Map for the County should not be updated until after the Comprehensive Plan process is complete. Regardless of whether the Plan is approved or not, the County needs to update its Official Zoning Map but waiting for the Plan to be complete helps ensure we do not need to update the Map twice. Mr. Stubbs speculated the Official Zoning Map would be updated near the end of 2026.

Commissioner John King provided an overview of the upcoming meeting dates to continue the Comprehensive Plan process.

Marie Meyer expressed concerns with maintaining drainage during development and expressed concerns about three new homes that were built in Washington Township where after the Township approved the access points to their Township Road, the owner of the last home to be constructed began experiencing flooding on the driveway. Ms. Meyer expressed frustration that the Township is responsible for the costs to improve drainage along their Township Road. She would like the Townships to be better informed about approved projects.

Motion made by AL GEHRKE to recommend Tabling the Plan so the questions from the public can be researched and answered.

Second by MIKE ROCHE.

MOTION SPLIT (2-2). MOTION FAILED.

Motion made by TINA KING to recommend Approval of the Plan with the understanding that staff will continue to follow-up on the questions presented from the public.

THIS MOTION DID NOT RECEIVE A SECOND.

MOTION FAILED.

FOLLOW-UP QUESTIONS AND COMMENTS FROM THE PLANNING COMMISSION:

After being unable to pass either of the first two motions presented to the Planning Commission, Vice Chairperson Shirley Katzenmeyer asked Mr. Stubbs what other options the Planning Commission has available to them. Mr. Stubbs explained they could attempt a motion to make No Recommendation or a motion to Recommend Denial of the Plan.

ADDITIONAL PUBLIC COMMENTS:

Jerry Beckle asked whether a majority or super majority was needed to bring an item back off the Table. Mr. Stubbs stated the Planning Commission loosely follows Robert's Rules of Order, so a majority is needed to bring an item back off the table.

Annete asked for clarification on the motion process and whether an item can move from the Planning Commission to the County Board without first being approved by the Planning Commission. Mr. Stubbs explained the Planning Commission is an advisory board to the County's Board of Commissioners, so they send Recommendations to the Commissioners who then make a final decision. If the Planning Commission decides to make No Recommendation, the matter will still move to the County Board.

Commissioner Dave Preisler further explained the process and the things the County Board will be reviewing over the next few weeks. He also said, there is no certainty the Board will be ready to make a decision on February 17th. They are still considering all comments and all options to help ensure this Plan is the best fit for the County and its residents.

PLANNING COMMISSION DISCUSSION: NONE

Motion made by TINA KING to forward No Recommendation to the County Board.

Second by MIKE ROCHE.

MOTION APPROVED (4-0). MOTION CARRIED.

5. P.C. Discussion Items:

1. October 2025 Planning Commission Items
 - a. Bluff Stabilization request was approved with conditions as recommended by the P.C.
 - b. Ordinance amendments were approved as recommended by the P.C.
2. Reminder about Alternate Meeting Dates used in the event of inclement weather for upcoming P.C. Meetings.
 - a. Alternate date is the Monday after the scheduled meeting:
 1. Nov. 24th
 2. Dec. 22nd
 3. Jan. 19th
 4. Feb. 23rd
 5. Mar. 23rd
3. Ordinance Revisions
 - a. Zoning and Land Division Ordinances will be amended in 2026
 - b. As each Section is ready for review, staff and Planning Commission will hold Work Sessions before the monthly Planning Commission meetings
 - c. Staff are meeting next week to create a schedule for when each Section is to be reviewed
4. February 19th P.C. Meeting
 - a. Deadline is January 20, 2026 – No applications at this time

6. Warrants/Claim-signatures:

7. Adjournment:

Motion to adjourn meeting by **AL GEHRKE**.

Second by **TINA KING**.

MOTION APPROVED (4-0). MOTION CARRIED.

The meeting was adjourned by Vice Chairperson Shirley Katzenmeyer at 9:26 pm.

Respectfully submitted,

Aaron Stubbs

STAFF REPORT

GENERAL INFORMATION

MEETING DATE: March 19, 2026

APPLICANTS/LANDOWNERS: Richard & Ann Rynda

911 ADDRESS: 33700 181st Ave, Montgomery, MN 56069

PROJECT DESCRIPTION: Request the County grant an Interim Use Permit (IUP) to allow for a Temporary Dwelling for more than one year for the purpose of Farm Labor in an Agriculture "A" District.

PARCEL NUMBER: 07.031.5200

IUP NUMBER: PCIUP-001101-2026

SITE INFORMATION

LOCATION: The subject property is located in part of the E 1/2 of the SE 1/4, Section 31 of Lanesburgh Township.

ZONING DISTRICT: Agriculture "A" District

ZONING DISTRICT PURPOSE: The **Agriculture (A) District** is established for areas where agriculture uses are seen as the best and highest long-term use of the land. The land itself needs to be preserved primarily for agricultural activities. These areas should avoid existing cities, residential zones, and subdivisions. They should be large contiguous land areas with mostly prime soils.

GENERAL SITE DESCRIPTION: Existing Feedlot, existing development, road access, and two (2) nearby developed Feedlot properties.

ACCESS: Existing access from CSAH 30 181st Ave

EXISTING LAND USE WITHIN ¼ MILE:

North: County Ditch 48, Township Road (366 th St), an Existing Feedlot, & Tillable Agriculture land	South: Two Residential Properties, an Existing Feedlot & Tillable Agriculture land.
West: Two Residential Lots, Wetlands, County Ditch 48, & Tillable Agriculture land	East: County Road 30 (181 st Ave) & Tillable Agriculture land.

BACKGROUND INFORMATION

The subject parcel is located in the Agriculture (A) District and has been home to the applicants for many years. The subject parcel was originally 120 acres when the feedlot began operations in the 1930s. In 2009, the landowners split and sold 100 acres surrounding the existing parcel. A variance was approved on March 5, 2026, to allow the applicants to reduce the required lot size for a Temporary Dwelling (for Farm Labor). The applicants intend to construct a new structure to include a Temporary Dwelling. The Temporary Dwelling portion of the new structure will be the max allowed size for a Temporary Dwelling (800 sq. feet). If approved, the applicants would be able to apply for a Zoning Permit to construct the Temporary Dwelling. The applicants plan to convert the Temporary Dwelling into a shed or office once it is no longer needed.

TOWNSHIP BOARD NOTIFICATION

- Public Notice sent to Township via mail.
- Lanesburgh Township was contacted by the applicant on January 16, 2026. The Township did not have any concerns with the request.

NATURAL RESOURCES INFORMATION

SHORELAND: There are no areas on the subject parcel that meet the Minnesota Department of Natural Resource's definitions for Shoreland.

BLUFF AND

STEEP SLOPES: There are no areas on the subject parcel that meet the County's definitions for Bluff or Steep Slope.

WETLANDS: According to the National Wetlands Inventory Map, there is a Type 1 wetland approximately 60 feet south of the proposed Temporary Dwelling.

ATTACHMENTS

Application, Description of Request, Site Plan, Floor Plans, Aerial Image, LIDAR Map, Erosion Control Plan, & Findings of Fact Form

ORDINANCE REVIEW

ZONING ORDINANCE SECTIONS: **Section 4** – Rules and Definitions, **Section 8** – Agriculture (A) District, **Section 19** – Land Use Performance Standards, and **Section 21** – Conditional and Interim Use Permits

GOALS & POLICIES: The current Land Use Plan as adopted in 2007 refers to adopting land use goals that conserve the County's agricultural resources.

GOAL #1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

Objective 1: The County will protect the best of its agricultural land as a resource for long term agricultural use.

Objective 2: An adequate supply of healthy livestock is essential to the well being of Le Sueur County. The location of livestock feedlots and non-feedlot uses too close to one another can cause conflicts. An effort to combine local needs with state feedlot regulations will ensure local involvement in this issue, help provide minimal disruption to existing agricultural businesses, and help provide rules to protect the environment.

RULES and DEFINITIONS - SECTION 4

INTERIM USE - A temporary use of property until a particular date, until the occurrence of a particular event, or until zoning regulations no longer permit it

INTERIM USE PERMIT - A permit issued by the Board of Commissioners for a temporary use of a property in accordance with procedures specified in this chapter, which would enable the board of commissioners to assign site-specific conditions to a proposed use.

AGRICULTURE DISTRICT – SECTION 8

SUBDIVISION 4. INTERIM USES

The following uses may be allowed in the Agriculture (A) District as Interim Uses:

- A. One (1) temporary dwelling per lot that will be occupied for more than one (1) year.

SUBDIVISION 12. SPECIFIC LAND USES

C. TEMPORARY DWELLINGS

1. Temporary dwelling applicants must demonstrate a need for housing of elderly family members, family members infirmed or with disabilities, the care-givers of an elderly or disabled family member, farm labor, or occupants of principal dwelling during construction or repair of principal dwelling.
 - a. Temporary dwellings for farm labor shall only be considered for parcels of forty (40) acres or more.
 - b. Not more than one elder care / dependent care unit shall be allowed per parcel.
 - c. Occupancy of an elder care / dependent care unit is limited to family members related by blood, marriage, or adoption and/or their care giver(s). There shall be an annual occupancy verification requirement for all temporary dwelling requests.
 - d. A minimum of one off-street parking space shall be provided for an elder care / dependent care unit.
2. The use must be secondary to the primary dwelling use.
3. A condition of the Interim Use Permit shall be designated as to when the use of the temporary dwelling, as stated in the Interim Use Permit, is no longer necessary. At that designated time, the temporary dwelling shall be removed from the property.
4. A temporary dwelling unit shall not contain more than one bathroom, one kitchen (with or without an eating area), one utility room, two bedrooms, and one living / multipurpose room.
5. The temporary dwelling unit shall be served by the same access that serves the primary dwelling.
6. A temporary dwelling unit shall be removed from the property within ninety (90) days from the date the approved occupants no longer live in the structure.
7. All dwelling standards and dimensional standards apply, except:
 - a. The subsurface sewage treatment system of the main dwelling can be utilized if it is up to present standards and has enough capacity; otherwise, it shall be brought into conformity and/or enlarged.
 - b. The temporary dwelling cannot be placed on a separate lot with no other dwelling intended.
 - c. There are no minimum width requirements.
 - d. There are no foundation requirements, but the dwelling must be secure to the ground.
 - e. An attached or detached, stick-built, temporary dwelling unit shall not exceed eight hundred (800) square feet.
 - f. A temporary dwelling unit located inside a detached accessory structure shall not exceed eight hundred (800) square feet.
 - g. A manufactured home being used as a temporary dwelling unit shall not exceed twelve hundred (1,200) square feet.

CONDITONAL AND INTERIM USE PERMITS – SECTION 21

SUBDIVISON 2. PROCEDURE

- H. The Planning Commission and staff shall consider possible adverse effects of the proposed conditional or interim use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:
1. Relationship to County plans.
 2. The geographical area involved.
 3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
 4. The character of the surrounding area.
 5. The demonstrated need for such use.
 6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
 7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
 8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
 9. Abatement of Environmental Hazards as regulated in this Ordinance.
 10. Other factors impacting the public health, safety and welfare.
- I. The Planning Commission and/or the Department shall have the authority to request additional information from the applicant and/or landowner concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant and/or landowner concerning operational factors, said information to be declared necessary to establish performance conditions in relation to all pertinent Sections of this Ordinance.

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission shall recommend such conditions relating to the granting of said Interim Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

ADDITIONAL REVIEW COMMENTS

1. This request was sent to the County's Senior Planner, Trygve Capistrant-Kinney for review. In his review Mr. Capistrant-Kinney stated there is a compliant SSTS inspection for the existing dwelling on file dated January 14, 2026. An SSTS design has been received for the Temporary Dwelling and can be approved with the condition that soil boring logs are submitted and a soil verification completed with department staff by June 1st of this year. Placement of the SSTS is in an acceptable location and will not require a variance. SSTS staff are able to approve of this variance project.

2. This request has been submitted to the County's Feedlot Officer, Amy Beatty. In her review, Ms. Beatty stated Per Section 16, Subdivision 12.D.4, any new or existing dwelling located on the Animal Feedlot Facility parcel shall be exempt from the separation distance between an existing Animal Feedlot Facility and a new dwelling.

There are two Registered Animal Feedlots, one to the north and one to the south, that exceed the minimum required separation distance of 1,000 feet between a dwelling and a Registered Animal Feedlot.

This request for a Temporary Dwelling for farm labor should not have a negative effect on the existing Registered Animal Feedlot Facility on this parcel. The occupants understand that they will be living on a property with an existing Animal Feedlot and the sights, sounds, and smells associated with it.

PROPOSED FINDINGS

1. **The interim use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.**
 - The Temporary Dwelling is proposed to be located within an accessory structure. The Temporary Dwelling will not change the existing use of the Animal Feedlots on the subject parcel or neighboring properties. Based on this information the proposed use appears unlikely to negatively impact the use or enjoyment of neighboring properties.
2. **The establishment of the interim use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**
 - The proposed Temporary Dwelling meets the required lot line setback as well as the separation distance to the Animal Feedlots in the vicinity. The Temporary Dwelling will not impede the normal and orderly development and improvement of surrounding vacant property in the area any more than the existing as the Animal Feedlot reciprocal setback.
3. **Adequate utilities, access roads, drainage and other facilities have been or are being provided.**
 - The proposed plan identifies the use of the existing access from 181st Ave to access the Temporary Dwelling. The plan also identifies the construction of a new septic system for the Temporary Dwelling. Based on this information it appears adequate utilities, access roads, drainage and other facilities have been or are being provided for the proposed use.
4. **Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.**
 - The site plan for the proposed Temporary Dwelling identifies a 24' by 25' (600 sq. ft.) area for two parking spaces. Based on this information it appears adequate measures have been taken to provide sufficient off-street parking space to service the proposed use, minimum of 600 sq. ft.
5. **Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance, and to control any lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.**
 - The proposed Temporary Dwelling should not produce any offensive odor, fumes, dust, noise, or vibrations outside of the initial construction. Based on this information it appears adequate measures to prevent the use from being a nuisance to neighboring properties have been taken.
6. **The interim use is consistent with and supported by the statement of purposes, policies, goals, and objectives in the Ordinance.**
 - A Temporary Dwelling is a listed interim use within the Agriculture Zoning District. The proposed use meets the performance standards for a Temporary Dwelling. Based on this information it appears the interim use is consistent by the statement of purposes, policies, goals, and objectives in the Ordinance.
7. **The interim use is consistent with the Comprehensive Land Use Plan.**
 - The proposed Temporary Dwelling is to allow for farm labor to assist with the existing Animal Feedlot operations and also won't remove any productive tillable Agriculture land from production. The proposed Temporary Dwelling appears to meet Goal #1, Objectives 1 and 2 of the Comprehensive Land Use Plan.

PROPOSED CONDITIONS

1. *If approved*, the Project Description, and Site Maps (submitted **February 21st, 2026**) would become part of the permit. Any deviation from this request would trigger a review from the Environmental Services Department for determination of whether the Interim Use Permit needs to be amended.
2. *If approved*, the Interim Use Permit shall remain valid provided all requirements of the Ordinance and approved conditions are being met, and until the applicant is no longer the listed owner of the subject property.
3. *If approved and prior to any construction related activities*, a Zoning Permit shall be submitted & issued for the Temporary Dwelling.
4. *If approved and prior to the issuance of a Zoning Permit*, a Septic Permit shall be submitted & issued for the Temporary Dwelling.
5. *If approved*, the Temporary Dwelling shall be removed or made uninhabitable within 90 days after the Interim Use Permit expires.
6. *If approved*, the County's Environmental Services Department shall conduct an annual inspection of the Temporary Dwelling to ensure compliance with the standards of the Interim Use Permit.
7. *If approved*, all septic lines within 50 feet of the Temporary Dwelling shall be pressure tested.
8. *If approved*, soil boring logs shall be submitted and a soil verification shall be completed with department staff by **June 1st, 2026**.
9. *If approved*, the Temporary Dwelling shall be removed in the event there is no longer a Registered Animal Feedlot on the subject parcel.
10. *If approved*, the Temporary Dwelling shall be removed in ninety (90) days from the date the approved occupants no longer live in the structure.



INTERIM USE PERMIT

LE SUEUR COUNTY
PLANNING COMMISSION

88 SOUTH PARK AVENUE
LE CENTER, MN 56057



Application Date:	<u>January 29, 2026</u>	Permit Number:	<u>PCIUP-001101-2026</u>	Fee:	<u>\$996.00</u>
60-Day Ruling Date:	<u>April 30, 2026</u>	911-Address:	<u>33700 181st Ave, Montgomery, MN 56069</u>		
Applicant(s):	<u>Richard & Ann Rynda</u>	Landowner(s):	<u>Richard & Ann Rynda</u>		
Mailing Address:	<u>33700 181st Ave</u>	Mailing Address:	<u>33700 181st Ave</u>		
City:	<u>Montgomery</u>	City:	<u>Montgomery</u>		
State:	<u>MN</u>	State:	<u>MN</u>	Zip:	<u>56069</u>
Phone:	<u>612.756.1363</u>	Phone:	<u>612.756.3466</u>		
Township:	<u>Lanesburgh</u>	Parcel No.:	<u>07.031.5200</u>		
Section:	<u>31</u>	Subdivision:	<u>N/A</u>		
TWP #:	<u>112</u>	Lot #:	<u>N/A</u>	Zoning District:	<u>A</u>
Range#:	<u>23</u>	Block#:	<u>N/A</u>	FEMA Panel #:	<u>27079C0 175E</u>
1/4 - 1/4:	<u>Part of the E 1/2 - SE 1/4</u>	Road Type:	<u>CR</u>	Flood Zone:	<u>X-Outside</u>

I (We), the undersigned, owner(s) and/or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Interim Use Permit, as hereinafter designated, and in support thereof, the following facts are presented:

1.) Reason for the Request:

Requests the County grant an Interim Use Permit to allow for a Temporary Dwelling for more that one year for the purpose of Farm Labor in an Agriculture "A" District.

2.) Reasons for approval or denial of the request are listed in the Findings of Fact.

3.) Special Conditions of the Interim Use Permit:

Please see the Final Decision Notice for all Conditions related to this request.

_____ APPLICANT/PROPERTY OWNER	_____ DATE
 _____ LE SUEUR COUNTY PLANNING & ZONING AUTHORITY	February 17, 2026 _____ DATE

**** ALL FEES ARE NON-REFUNDABLE****

PUBLIC HEARING DATE:	<u>March 19, 2026</u>	RECOMMENDATION:	_____
	_____	AS WRITTEN IN THE REPORT	_____
		WITH SPECIAL CONDITIONS	
COUNTY BOARD DATE:	<u>April 7, 2026</u>	ACTION:	_____
	_____	AS WRITTEN IN THE REPORT	_____
		WITH SPECIAL CONDITIONS	

_____ PLANNING COMMISSION CHAIR	_____ DATE
_____ BOARD OF COMMISSIONERS CHAIR	_____ DATE

ENVIRONMENTAL SERVICES

88 South Park Avenue, Le Center MN 56057

Website: www.lesueurcounty.gov

Phone: 507-357-8538 Email: EnvServices@lesueurcounty.gov



Le Sueur County
**ENVIRONMENTAL
SERVICES**

Application – Interim Use Permit

I. Applicant:

Name Richard & Ann Rynda
Mailing Address 33700 181st Ave
City Montgomery State MN Zip 56069
Phone # 612-756-1363 Phone # 612-756-3466

II. Landowner:

Name Richard & Ann Rynda
Mailing Address Same as above
City _____ State _____ Zip _____

Property Address 33700 181st Ave
City Montgomery State MN Zip 56069
Phone # 612-756-1363 Phone # 612-756-3466

III. Parcel Information:

Parcel Number R 07.031.5200 Parcel Acreage 20.0
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township 112 Section 31
Subdivision _____ Lot _____ Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Lanesburgh Township notified on 1/16/2026
(Township Name) (Date)

Twp. Supervisor Liz Krocak, Clerk regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. An electronic version of any supporting documents is preferred, *if available*.
- c. Additional copies may be requested as deemed necessary by the Department.

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VI. Fees:

- IUP Application: \$ 950
- Time Extension: \$ 750
- After the Fact Application: \$ 1900
- Filing Fee: \$ 46
- Special Meeting: \$ 2,000
- After the Fact Penalty: \$ 1,500 **OR** 10% of value of improvement (whichever is greater)

VII. Zoning:

- Conservancy
- Urban & Rural Residential
- General Industry
- Recreational Residential
- Agricultural
- General Business
- Special Protection
- Recreational Commercial

VIII. Type of Request:

Interim use permit to build a temporary dwelling for farm use labor within a new 30 x 60 shed to house farm help on our functioning dairy farm.

IX. Description of Request:

- a. A full description of request with detailed information must be attached.
- b. Complete the following in relationship to the proposed Interim Use Permit.
 1. Proposed Days & Hours of Operation: n/a
 2. Estimated Daily Trips Generated by the Proposed Use: n/a
 3. List of Public Sanitation Plans:
 - a. Water Supply: n/a
 - b. Restroom Facilities: _____
 - c. Solid Waste Collection: _____
 4. Fire Prevention: dwelling will be built to code meeting fire prevention requirements.
 5. Security Plans: n/a
 6. Retail Sales: n/a
 7. Food and/or Alcohol served or for Sale: n/a

ENVIRONMENTAL SERVICES

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8. Describe any services requested to be provided by the County:

None

9. Describe the use of any Amplified Sound:

n/a

10. Describe the use of any Exterior Lighting:

Typical house and farm lighting for driveway and access to the farm.

11. Describe the management of Parking and Loading:

n/a

12. All Proposed Signage: None

13. Road Access (Approved by the Road Authority): None

14. Certificate of Insurance; Covered under Farm Insurance

15. Meet all Applicable County, State, & Federal Regulations (additional licensing / permitting):

Yes

X. **Site Plan:** Shall include but not limited to the following:

- ✓ • North Point
- Lake
- ✓ • Existing Structures
- ✓ • Septic System
- Setbacks
- River
- ✓ • Proposed Structures
- ✓ • Well
- Property Lines
- Wetlands
- Lot Dimensions
- Access (Size & Location)
- Road Rights-of-Way
- Streams
- Easements
- Drainage
- Parking
- Ponds
- Landscape, Screening, and/or Buffering

*** Site Plan & As-Built may be required to be completed by a licensed surveyor or professional engineer. ***

XI. **Attachments:**

- Description of Request - See Part IX for full details and requirements.
- Site Plan - See Part X for full details and requirements.
- Full Legal Description - Not abbreviated description from tax statement
- Access Approval - Attach approval in writing from proper road authority
- Township Notification - See Part IV for details and requirements
- Septic System Compliance Inspection (when applicable)
- Erosion Control Plan - Attach completed and signed plan including map
- Floor Plans and/or Building Plans

ENVIRONMENTAL SERVICES

88 South Park Avenue, Le Center MN 56057

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XII. Procedure:

- a. A pre-application meeting is highly recommended. Please note, applications submitted without having a pre-application meeting may need to be delayed if the submitted application cannot be deemed complete prior to the required application deadline. **Please note that scheduling an Appointment for this meeting is required.**
- b. An application must be submitted either in person or electronically by the applicant and/or landowner no later than 2 P.M. on the date of application deadline.
- c. All required information must be submitted at the time of application, or the application may not be deemed complete.
- d. Incomplete applications shall be placed on Hold until such time all required information is submitted.
- e. **All fees shall be paid at the time of application.**
- f. The Planning Commission shall hold a public hearing on the proposed Interim Use Permit at a scheduled Planning Commission meeting.
- g. The Planning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.
- h. The Department shall report the Findings and recommendations of the Planning Commission to the County Board for final decision.
- i. Action by the County Board shall be a majority vote of its members.
- j. The Department shall notify the applicant and/or landowner in writing of the County Board decision.
- k. A certified copy of the Interim Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XIII. Acknowledgement:

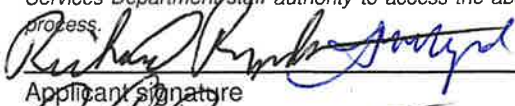
I understand that Le Sueur County will never request payment from applicants via wire transfer, gift cards, cryptocurrency, or any other unconventional or insecure method. Any such request should be considered fraudulent and treated as a scam.

If I receive a suspicious communication claiming to be from Le Sueur County and asking for payment, I will not respond or send any money. Instead, I will immediately report the incident to Le Sueur Environmental Services Department and to the appropriate authorities, such as the Federal Trade Commission (FTC) or local law enforcement.

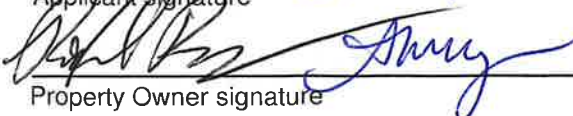
By signing below, I acknowledge this policy and agree to remain vigilant against potential scams.

XIV. Signatures:

I hereby certify that I am either the owner of the subject property or have been authorized on behalf of the landowner to apply for this permit. I have read this application and swear the submitted information is true and correct. All provisions of the laws and ordinances governing this work will be complied with whether specified herein or not. I fully understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local laws regulating construction or the performance of construction. I understand the information I provided for this application will be utilized to determine suitability under the ordinances of Le Sueur County and any omissions or erroneous information provided may result in the permit not being issued. I also understand that by applying for this permit, I grant Le Sueur County Environmental Services Department staff authority to access the above property for inspections throughout the application and permitting process.


Applicant signature

1-27-26
Date


Property Owner signature

1-27-26
Date

108

DESCRIPTION OF REQUEST

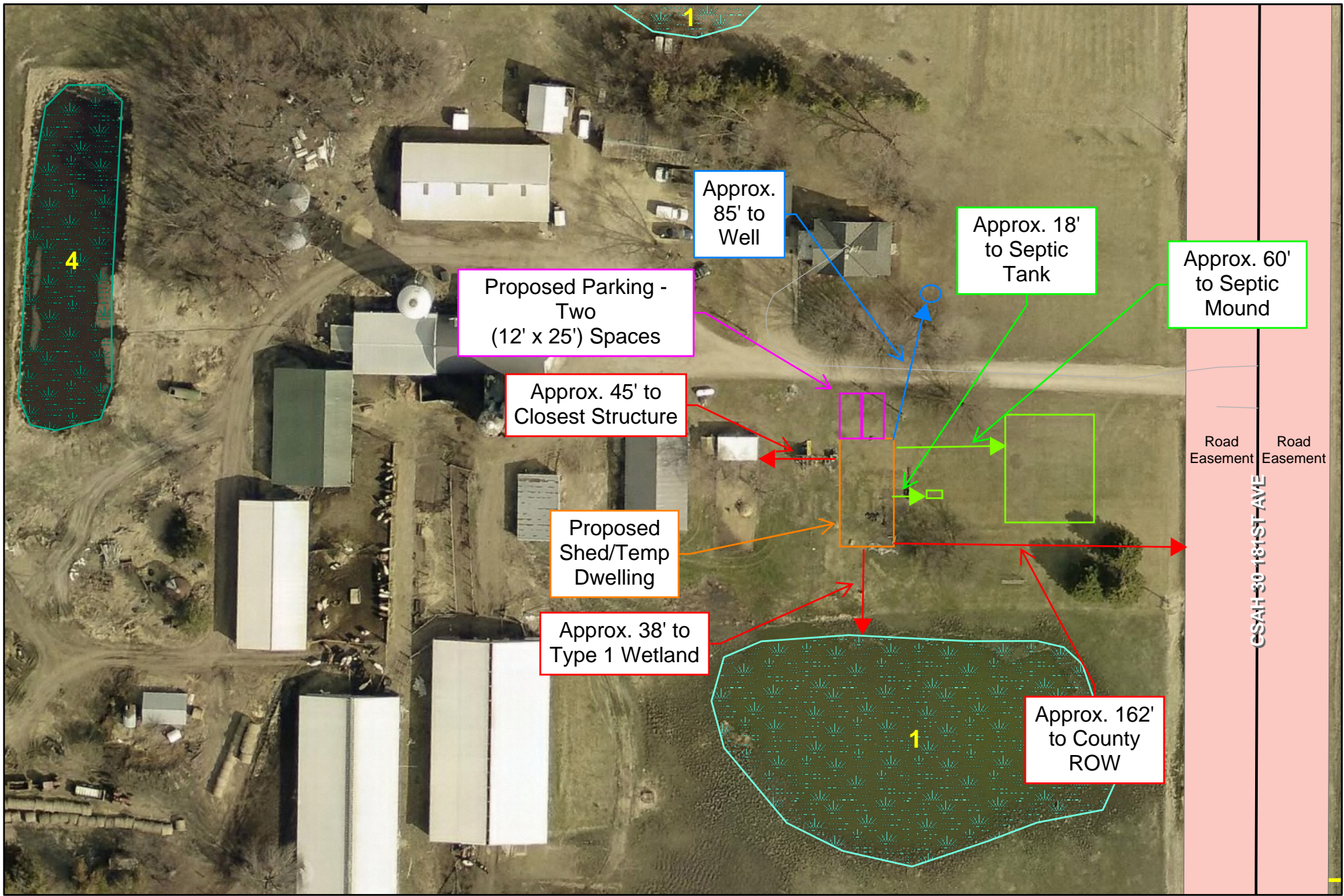
Why are we asking for the variance:

Currently, a temporary dwelling permit for farm labor requires 40 acres but our dairy farm feedlot has been operating on 20 acres since 2009. Our dairy farm has been in operation since the 1930's originally functioning on 120 acres. In 2009, we sold the surrounding acreage and continued the feed lot operation on 20 acres. The size of the acreage does not affect our business operation, and we plan to continue the dairy operation and transition to the next generation in our family. The feedlot is currently managed by our two families, where we actively manage and milk the dairy herd. As the older generation steadily passes on full ownership to the next generation, the need for temporary housing would allow the older generation a place to reside, while mentoring the future owner to succeed in maintaining the dairy operation.

In keeping with the look and structures of the farm, we propose to build a 30x60 shed and within this build, create the 800 sq ft of temporary dwelling for farm labor. The remainder of the shed would be designated for purposes such as a farm shop or farm storage.

When the need for farm labor ceases, the temporary dwelling space could be made available to the farm for office or meeting space.

The shed and current land use are both listed uses in the agriculture district.



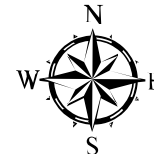
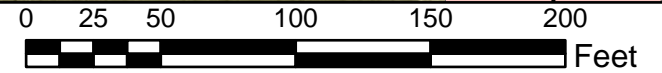
Map Disclaimer

Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps. These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances. *The maps are date specific and are intended for use only at the published scale. *These maps should not be used for navigational, engineering, legal, or any other site-specific use.

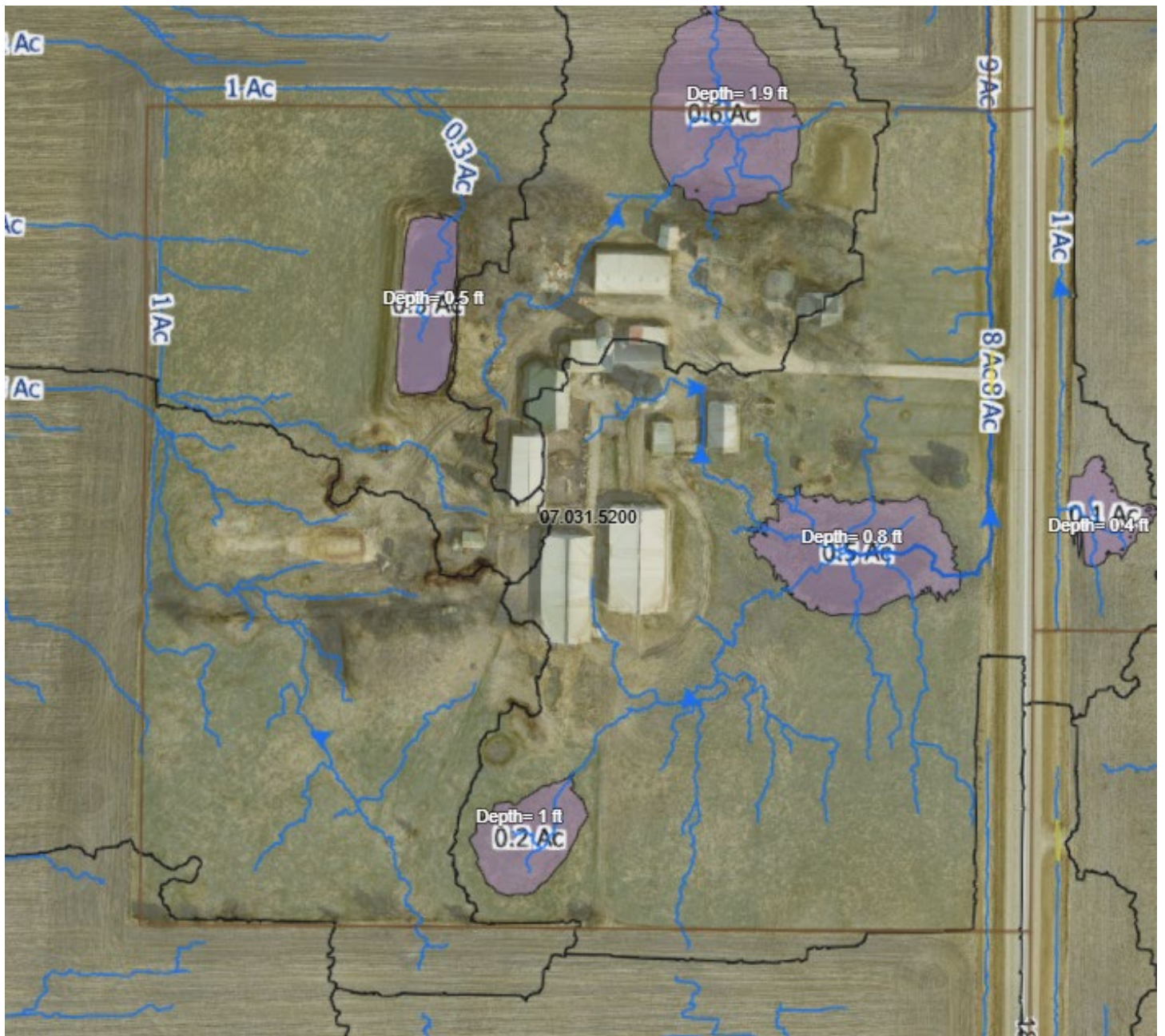
Photo dated April/May 2025

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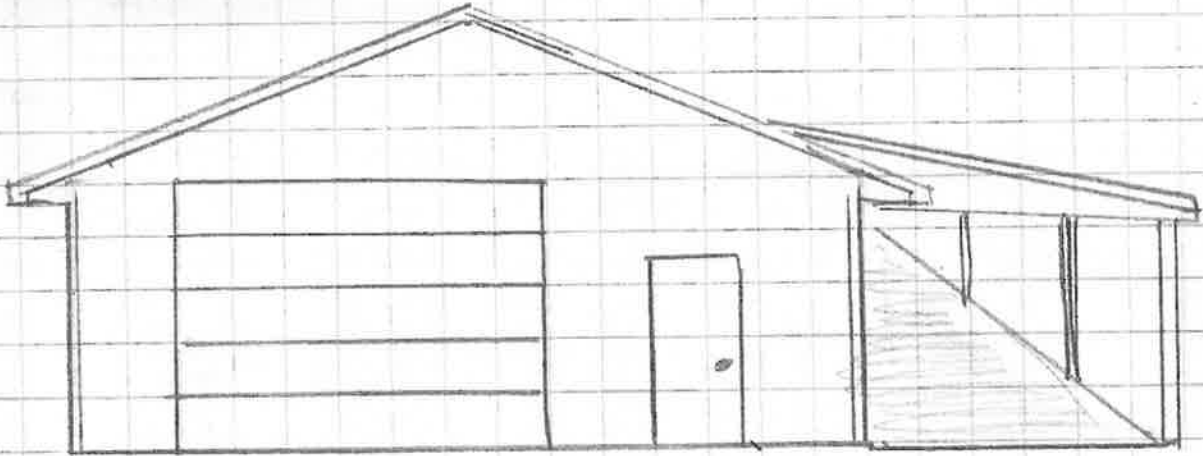
Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet



LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538



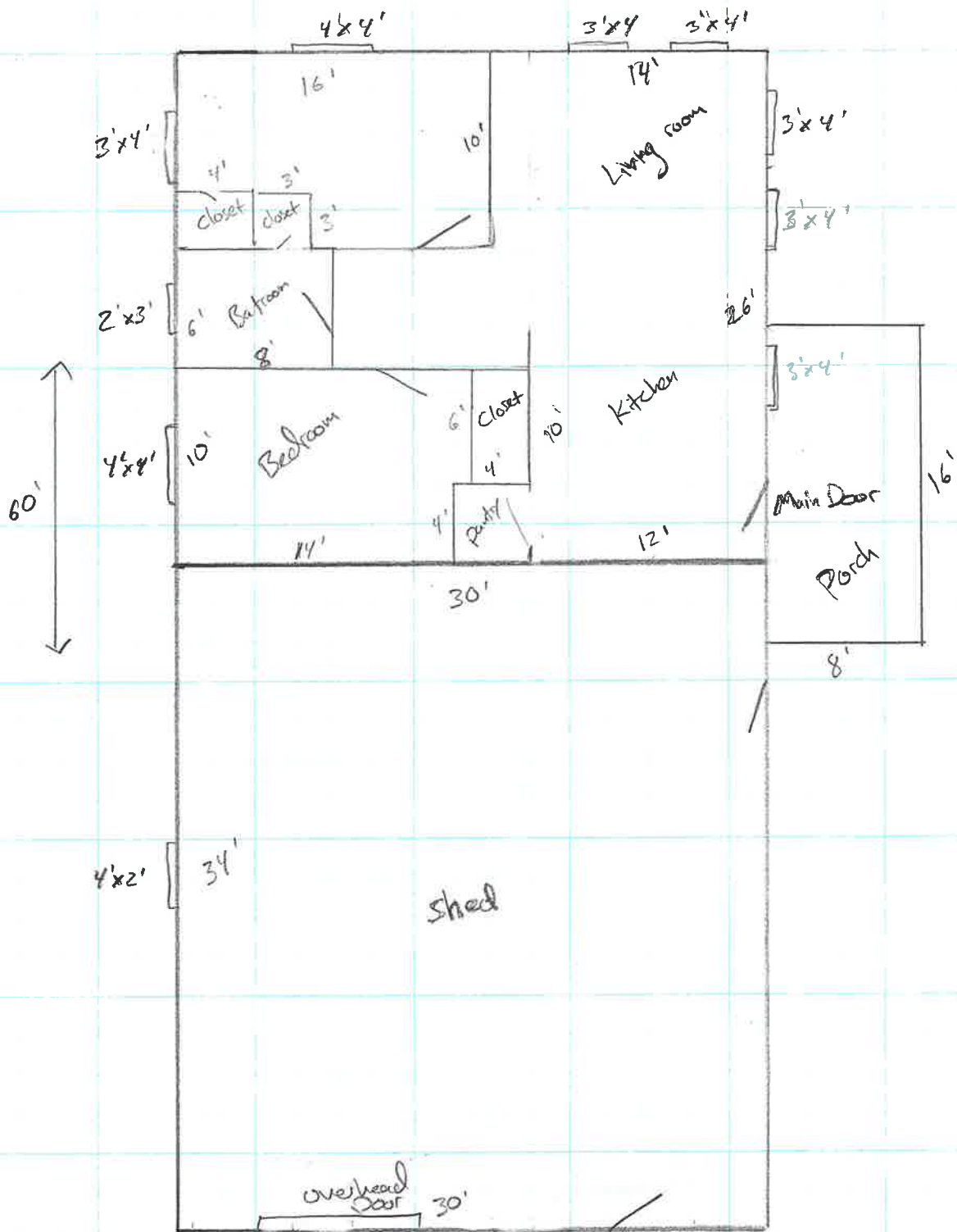
Elevation



30'



Porch





ENVIRONMENTAL SERVICES

Address: 88 South Park Avenue, Le Center MN 56057
 Phone: 507-357-8538 environmentalservices@co.le-sueur.mn.us

Le Sueur County Erosion Prevention and Sediment Control Plan

OWNER / CONTRACTOR			
Owner's Name: Richard & Ann Rynda	Email: ryndaville@gmail.com	Phone #: 612-756-1363	
Address: 33700 181st Ave	City: Montgomery	State: MN	Zip: 56069
Contractor's Name: Greg Rynda	Email: gregrynda@gmail.com	Phone #: 612 756 4827	
Address: 7527 Dodd Rd	City: Shieldsville	State: MN	Zip: 55021
SITE LOCATION			
Site Address: 33700 181st Ave, Montgomery, MN 56069			
Subdivision:	Parcel ID:		
Project Purpose: 30 x 60 Shed			
Estimated Start Date: April 1, 2026		Estimated Completion Date: August 30, 2026	
COUNTY USE ONLY			
Environmental Services Approval:		Date:	
Permit Number:	Inspection Date:		

Statement of Compliance

The property owner and the contractor conducting work on the site are both responsible for all the construction activities that occur on the site. By signing this document both parties are responsible for the installation and maintenance of all erosion and sediment control BMPs to ensure that sediment, soil, and debris does not leave the construction site. This includes but is not limited to tracking of soil /mud onto public streets and roadways from vehicles leaving the site, soil eroding from the site onto roadways, lakes, streams, drainage ditches, or onto neighboring property. If sediment, soil/mud and/or debris leaves the site, both parties are responsible for the immediate clean up and all costs and fines associated with it. Both parties are also responsible for the total restoration of vegetation on the site (seed/mulch, sod, gardens) after construction disturbance is substantially complete, and only after vegetation has been established with vigorous growth can BMPs be cleaned and removed. Permits can be closed only after full restoration is complete. **Both the property owner and contractor signatures are required.**

Landowner Signature: 	Date: 1-27-2026
Contractor/Applicant Signature: 	Date: 1-27-2026



ENVIRONMENTAL SERVICES

Address: 88 South Park Avenue, Le Center MN 56057
 Phone: 507-357-8538 environmentalservices@co.le-sueur.mn.us

Erosion Prevention and Sediment Control Narrative

- A) Attach full description of your project and type of foundation/disturbance. (ex: constructing a 1,500 sq ft house w/full basement; constructing an attached 20 ft by 20 ft garage; constructing a 50 ft by 14 ft driveway, and constructing a 10 ft by 10 ft patio, etc.).
- B) How much land are you disturbing?

Total (Square Feet):	2400 sq ft.		
Are you importing/exporting any fill? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Amount of Grading, Excavating, and Filling Activities (Cubic Yards):	Less than 10 cubic yards	

- C) Describe the slope of the land and slope of the adjacent land.

Zero slope where the build will occur.

- D) List all temporary erosion prevention and sediment control measures you intend to use and when you will be installing them. Show their proposed location in an attached drawing. [At a MINIMUM, you must have perimeter control such as silt fence and washing rock construction entrance.] *Also, show and protect stockpiles.*

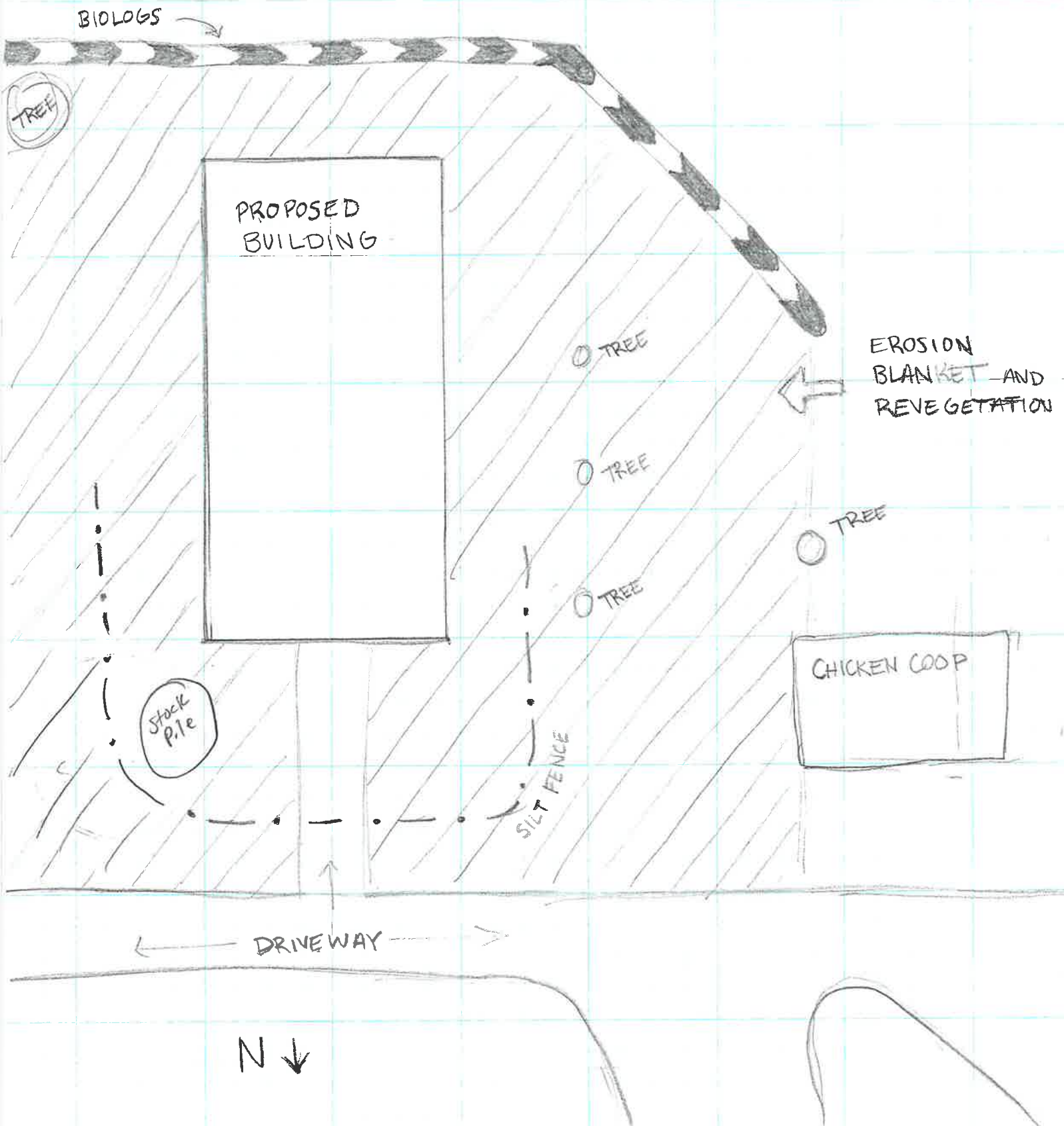
Minimal excavation -
 Erosion prevention using silt logs (erosion control logs) to the west and south of the new structure.

- E) Final Stabilization. Date you will sod, or seed & mulch, or otherwise establish vegetation on the disturbed area.

Method:	Sow grass seed upon completion of project
Target Date:	September 1, 2026

- F) If the site is not vegetated before snow cover, describe below your selected winter-over protection methods.

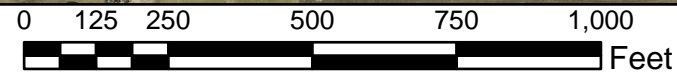
Erosion control blankets over any remaining piles and blanket the new seeded area, if still bare.





Subject Parcel

COAHU 30101ST AVE



LE SUEUR COUNTY ENVIRONMENTAL SERVICES 507-357-8538

Map Disclaimer

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Photo dated April/May 2025

Created By: BOM

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet