

July 21, 2025

## Jessenland Township Planning and Zoning Minutes

1. Review and approve minutes of June 16, 2025 meeting. (Steve/Matt) Passed

2. Approve agenda. (Steve/Rosemary) Passed

3. Requests:

Over the Counter:

Conditional Use:

Variance:

Other:

4. Action:

5. Other Business:

Permitting for a proposed temporary dwelling, a 38'x12' Park Model RV, to be located at 25239 361<sup>st</sup> St., Henderson was discussed. A C.U.P would be needed with an annual renewal, cost \$250. All ordinances should be met, including setbacks from property lines and slopes. The property owner, Barbara Lee, plans to hook the trailer up to utilities on the property. Currently the property has a garage with an apartment that is permitted as a dwelling. Until the trailer is permitted as a temporary dwelling, it should have no one living in it.

An update of the condition of the Kotasek pit was given by Doug and Martha. Neither the County Planning and Zoning nor the County Public Works seem to have any current permits on the Kotasek site. Tim Becker is looking into a possible contract between Kotasek and the Co. 6 project contractor, Mathiowetz Construction, for erosion control and stabilization. He will send it to the Township if he finds it. Martha will contact Mathiowetz for more information on the site and the borrow pit.

The new access to Austin Nye's property had been allowed by Sibley County Public Works. They said that the new access is actually an old field access. Austin should be asked to attend the next P&Z meeting to explain what his plans are. He should provide an aerial photo with property lines on it. Wendell Terlinden, the adjoining property owner, should be invited to attend.

Martha reported on her calls to Sibley Co. Planning and Zoning, Geoff Beranek, and Sibley Co. Recorder's Office, Kathy Dietz, about the township being part of the process of approving or denying proposed property splits. Geoff does not think there is enough time in the recording process to allow the township to approve or deny. Kathy allowed that there are 5 days, by state law, that she has to record a split once it reaches her office. Approval comes first from Geoff's office and then goes to the recorder's office. The goal of her recorder's office is to record the paperwork within 1 day of it being received, 3 days at the most. She said that she'd talk to Geoff and see if there was a

window of time that the township could have to approve a split BEFORE it gets to the recorder's office. Doug suggested a committee that would work on the Township Ordinances concerning splits, and it would meet Monday, July 28<sup>th</sup>, 7pm. Committee members would be Doug, Matt, Martha, and Kyle Iverson (?).

Survey results were discussed. An area of large agreement on the survey, was that the cost of Planning and Zoning should be covered by fees charged to the individuals requesting permitting. In the 21 years of Planning and Zoning's existence in the township, there has only been one price increase. Since Over The Counter Permits are the most requested permit, and their current cost is only \$60, Martha suggested that the fee could be raised to \$100 and it would more accurately reflect current pricing. Steve motioned to recommend to the Town Board an increase in the O.T.C. Permit, from \$60 to \$100. Rosemary seconded the motion. Motion passed unanimously.

6. Adjourned.

7. Next regular meeting: August 18, 2025 at 7:00p.m.

\_\_\_\_\_ Rosemary Dieball, clerk

Members present: Deb Boettcher, Matt Skelley, Steve Skelley, Doug Thomas, Rosemary Dieball