

# FILLMORE COUNTY ZONING OFFICE

Cristal Adkins, Zoning Administrator  
Blake Lea, Feedlot Officer/Zoning Technician  
Kristi Ruesink, Assistant Zoning Administrator  
P.O. Box 655  
Preston MN 55965

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**Fillmore County Planning Commission  
Fillmore County Courthouse  
Preston, Minnesota 55965  
September 24, 2020  
7:00 p.m.**

- 7:00 p.m.      Open meeting
- Approve minutes of August 20, 2020 meeting  
                  Introduce items for next meeting
- 7:02 p.m.      Public Hearing on a Pond Conditional Use Permit application by Jonathan &  
                  Kathryn Schroeder, Pilot Mound Township
- 7:05 p.m.      Public Hearing on a Conditional Use Permit application for Steuart Custom  
                  Manufacturing for a Light Manufacturing/Packaging in an existing building in  
                  Beaver Township
- 7:15 p.m.      Discussion of other potential Ordinance amendments
- 7:30 p.m.      Adjourn

**FILLMORE COUNTY PLANNING COMMISSION MEETING  
FILLMORE COUNTY COURTHOUSE  
PRESTON, MN  
AUGUST 20, 2020  
MINUTES**

**CALL TO ORDER**

At 7:00 p.m. Chairman Gary Ruskell called the meeting to order. On a motion by Arlynn Hovey and seconded by Duane Bakke the minutes of the July 23, 2020 meeting were unanimously approved.

Zoning Administrator Cristal Adkins informed the Planning Commission we have nothing at this time for the Planning Commission but we have received a Variance application for the Board of Adjustment. It was determined the next meeting will be Thursday, September 24 and set the tour date for Monday, September 21.

**ATTENDANCE**

The following member was present: Gary Ruskell, Steve Duxbury, Andy Bisek, Trinity Johnson, Tom Thompson, Duane Bakke and Arlynn Hovey. Others present: Tom Vonbische, Curt Walter, Karen Reisner, Cristal Adkins, and Kristi Ruesink.

**TIMBERWOLF WIND, LLC – METEOROLOGICAL TOWER CUP, HARMONY TOWNSHIP**

Tom Vonbische came forward to address the Planning Commission and explained the request for a Conditional Use Permit for a meteorological tower on property located in the SW ¼ of the SE ¼ of Section 30, Harmony Township.

Chairman Ruskell opened the public hearing portion of the meeting. Hearing no comment from the public or township, Ruskell closed the public hearing portion of the meeting.

On a motion by Bisek and seconded by Hovey, the Planning Commission voted unanimously to recommend approval to the County Board of Commissioners.

**SECTION 721 ROCK QUARRIES AND SAND PITS**

Zoning Administrator, Adkins requested that some of the language in this ordinance be reviewed. It was consensus of the Board to have Adkins put the language together for discussion at the next meeting.

**POWDER RIVER DEVELOPMENT SERVICES, LLC – TELECOMMUNICATIONS  
TOWER CUP, NORWAY TOWNSHIP**

Curt Walter, representing AT&T, came forward to address the Planning Commission and explained the request for a Conditional Use Permit for a telecommunications tower on property located in the SE ¼ of the NE ¼ of Section 35, Norway Township. Walter explained a new tower would be constructed.

Chairman Ruskell opened the public hearing portion of the meeting. Hearing no comment from the public or township, Ruskell closed the public hearing portion of the meeting.

The request of the township was for the road be maintained.

On a motion by Steve Duxbury and seconded by Trinity Johnson, the Planning Commission voted unanimously to recommend approval to the County Board of Commissioners.

**ZONING ORDINANCE AMENDMENT TO SECTION 604.03(13)**

A discussion was held regarding an addition to the Fillmore County Zoning Ordinance, Conditional Uses in the Ag District, Section 604.03(13)

*13) Commercial or industrial uses primarily intended to serve agriculture. Non-agricultural commercial or industrial uses can be located in existing buildings, not previously permitted as a dwelling, sited adjacent to the Highway 16, 52, and 63 corridors.*

At the July 23<sup>rd</sup> meeting the Planning Commission moved to hold a Public Hearing to add Highway 56 to that section of the Ordinance.

Chairman Ruskell opened the public hearing portion of the meeting. Hearing no comment from the public, Ruskell closed the public hearing portion of the meeting.

On a motion by Andy Bisek and seconded by Tom Thompson, the Planning Commission voted unanimously to recommend approval to the County Board of Commissioners.

**ZONING ORDINANCE AMENDMENTS TO FILLMORE COUNTY SSTS ORDINANCE**

At the July 23<sup>rd</sup> meeting the Planning Commission moved to hold a Public Hearing on a proposed amendment to the Fillmore County SSTS Ordinance which would limit ability for homeowner installation on grey water systems, for systems that are pressurized containing a pump or siphon tank. Adkins noted that homeowners are allowed to install a standard system.

Chairman Ruskell opened the public hearing portion of the meeting. Hearing no comment from the public, Ruskell closed the public hearing portion of the meeting.

On a motion by Andy Bisek and seconded by Tom Thompson, the Planning Commission voted unanimously to recommend approval to the County Board of Commissioners.

**ADJOURN**

On a motion by Duane Bakke and seconded by Steve Duxbury the meeting was adjourned 7:25 p.m.

Respectfully submitted,

***Kristi Ruesink***

*Fillmore County Assistant Zoning Administrator*

CONDITIONAL USE PERMIT APPLICATION  
FILLMORE COUNTY

Landowners Portion

(This application must be fully completed before it can be processed. Failure to complete the form in its entirety will only result in further delays)

This Conditional Use Permit is for: Pond  
(Feedlot, Rock Quarry, Telecommunications Tower, Other)

(1) Name of all Landowners: Jonathan Schroeder Phone #: 651-755-3216  
  
Kathryn Schroeder Phone #: \_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_

Mailing Address of Applicants: 28604 Idle Drive  
City, State, Zip: Chatfield, MN 55923

Section: 18 (4) Township: 104 (5) Range: 10

Township Name: Pilot Mound

(2) Parcel Number: R200146000 Permit # \_\_\_\_\_  
To be filled out by the Zoning Office

(3) Legal Description (from deed, abstract or Records Office):

All of the NW ¼ lying east and north of the river and the NE ¼ of the SW ¼ of Sec. 18, T104N, R10W

(6) Signature of all Landowners: Jonathan Schroeder Date: 8-15-20  
Kathryn Schroeder Date: 8-15-20  
\_\_\_\_\_  
Date: \_\_\_\_\_

CONDITIONAL USE PERMIT APPLICATION  
FILLMORE COUNTY

Applicants Portion

(This application must be fully completed before it can be processed. Failure to complete the form in its entirety will only result in further delays)

This Conditional Use Permit is for: Pond  
(Feedlot, Rock Quarry, Telecommunications Tower, Other)

Name of Applicant Jonathan Schroeder Phone #: 651-755-3216

Company Name \_\_\_\_\_

Mailing Address of Applicants: 28604 Idle Drive, Chatfield, MN 55923  
Address City State Zip

Date: 6/16/2020 Phone #: 651-755-3216

Provide a complete description of the project you are proposing. This must include a typed or written narrative of what you plan to do.

Provide a complete site development plan and building or structure plan. This must include:

1. Name, Address, North Arrow, and Date.
2. Aerial photograph of the site. (*Copies obtained at SWCD or Assessors Office*)
3. Soils maps of the site. (*Copies obtained at SWCD or Assessors Office*)
4. Setbacks from the centerline of all public roads and front, side and rear property lines.
5. Location and dimensions of all structures on the site.
6. Driveways and accesses to the property.
7. Locations of any proposed new construction to include drawings of new structures.
8. Parking Areas. (*In the case of campgrounds, all campsites*)
9. Sinkholes and direction of water runoff.
10. Location of all wells on the property and tile inlets if on the site.
11. Location of any sewer systems located on the site.
12. Locations of rivers, bluffs, trails and public roadways.

Fee: \$450.00  
Late Fee: \$250.00, if applicable

Signature of Applicant  Date: 8-15-20

**Instructions for filling out a Conditional Use Permit Application**

- (1) The landowner(s) must list all the names that are on the abstract for this particular piece of land. This would include husband **and** wife's names if both are on the abstract plus any other names.
- (2) The parcel number is a 9-digit number found on a tax statement that specially designates a number for this particular piece of land. It starts with an R and is set up as such; R99.9999.999.
- (3) The legal description is a very detailed description of the boundaries of the parcel of land where an applicant plans to build. This description is found on an abstract or a deed or may also be obtained by coming into the County Recorders Office and asking for a copy. This copy should also contain all the names of the landowners who have an interest in this parcel of land.
- (4) The township number is found in a plat book. It is a number that begins with a capital T and ends with a capital N. It will either be T101N, T102N, T103N or T104N. This number is the tier of townships starting at the Iowa border and going north.
- (5) The Range number is also found in a plat book. It is a number that starts with a capital R and ends with a capital W. It will either be R08W, R09W, R10W, R11W, R12W, or R13W. The number is the column of townships starting from 08 and going to 13 from east to west.
- (6) The signature block must contain the signatures of all landowners who are listed on the legal description, abstract or deed.



ENGINEERING  
SURVEYING  
PLANNING

June 16, 2020

Fillmore County Zoning Administrator  
PO Box 655  
Preston, MN 55965

**Re: Schroeder Pond Conditional Use Permit**

Enclosed you will find the Schroeder Pond Grading Plan and supporting documentation which will allow you to process a Conditional Use Permit per Fillmore County Zoning Ordinance, Section 604.03(18) for Ponds (not intended for Agricultural Use).

The owners have contracted with our firm to design and assist in permitting a water feature (pond) for their personal use. The pond will be located in an area that will require a liner to inhibit infiltration into the underlying Meridian fine sandy loam soils. The existing well will be used to regulate the water elevation to the owners desired level.

What follows is a summary of the criteria for a Conditional Use Permit per section 504.01 of the Fillmore County Zoning Ordinance.

1. The project will not affect existing public facilities and utilities that the serve the area.
2. The project will be an improvement to the area.
3. The pond will be designed and constructed to be aesthetically pleasing.
- 4, 5, 6, 7, & 8. The project is a water feature (pond) being constructed as an aesthetic feature to a residential structure.
9. The project is not within a shore land area.
10. a. The project will not have a negative effect on the environment.
  - b. Public health and safety will not be affected.
  - c. The project is allowed in the agricultural district.
  - d. The project is compatible with residential and agricultural land uses.
  - e. Property values should not be affected by the project.

If you have any questions or comments, please feel free to call at any time.

Sincerely,

Mark R. Welch, P.E.

Cc: Jonathan & Kathryn Schroeder, owners



# SCHROEDER POND

CHATFIELD, MN

Legend

 SCHROEDER POND

Google Earth

© 2020 Google

N

3000 ft

11

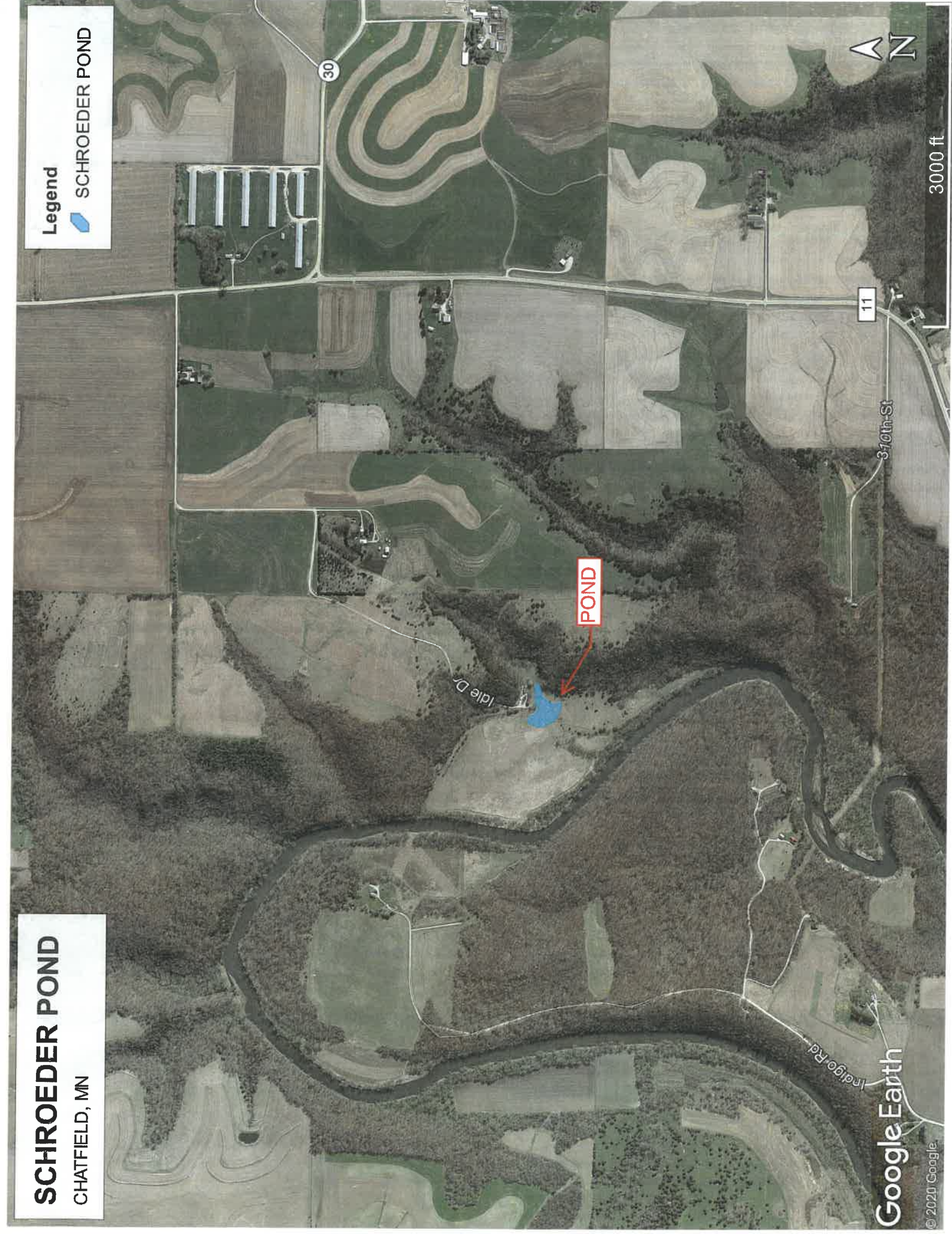
310th St

POND

Idle Dr

Indigo Rd

30





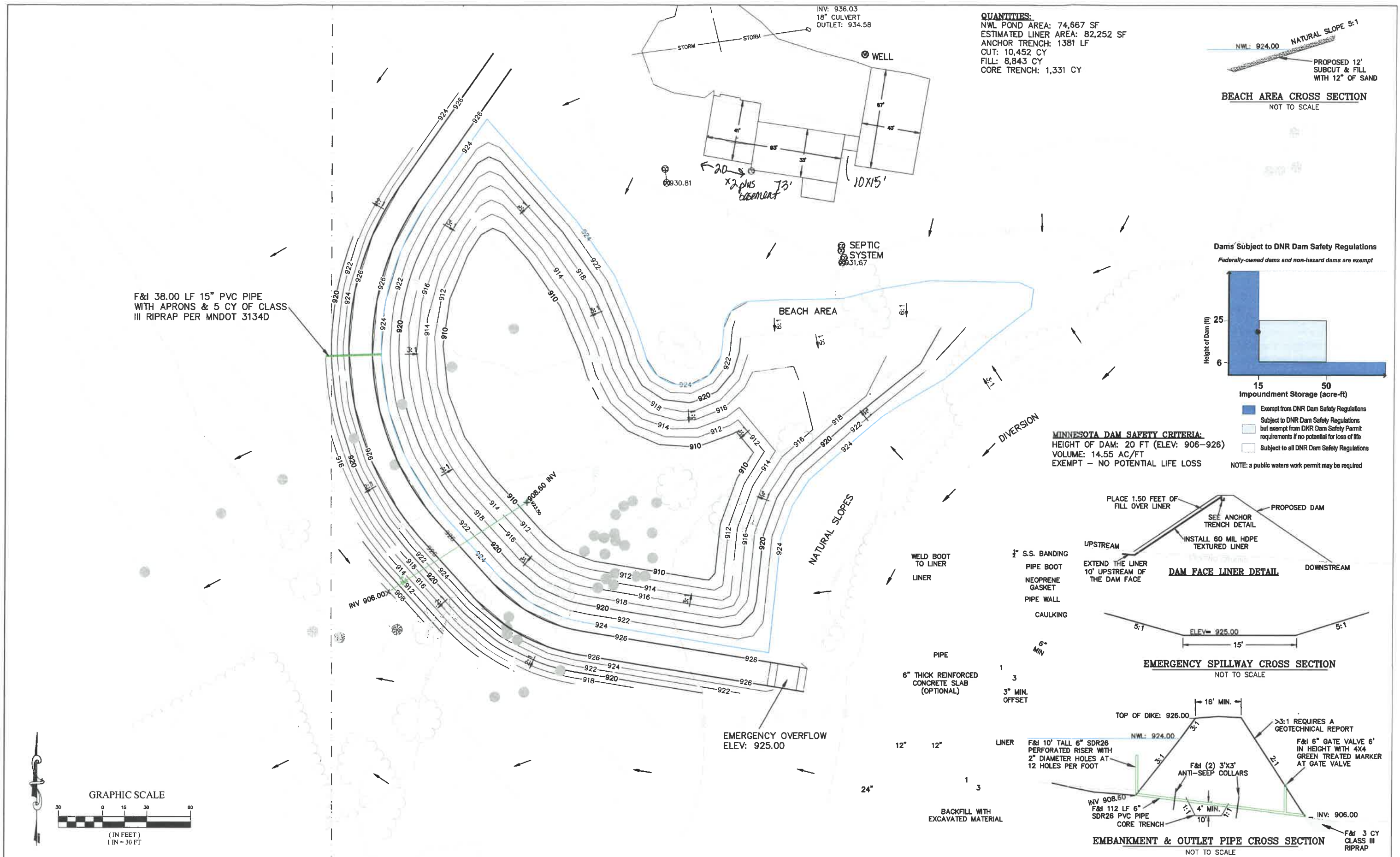
Custom Soil Resource Report  
Soil Map  
**SCHROEDER POND**











CONDITIONAL USE PERMIT APPLICATION  
FILLMORE COUNTY

Applicants Portion

(This application must be fully completed before it can be processed. Failure to complete the form in its entirety will only result in further delays)

This Conditional Use Permit is for: Commercial Building on State Highway 56 Le Roy, MN  
(Feedlot, Rock Quarry, Telecommunications Tower, Other)

Name of Applicant Ben Steuart Phone # 507 272 8715

Company Name Steuart Custom Manufacturing

Mailing Address of Applicants PO Box 86 Mabel MN 55954.  
*Address City State Zip*

Date: 9/3/2020 Phone #: 507 272 8715

Provide a complete description of the project you are proposing. This must include a typed or written narrative of what you plan to do.

Provide a complete site development plan and building or structure plan. This must include:

1. Name, Address, North Arrow, and Date.
2. Aerial photograph of the site. (Copies obtained at SWCD or Assessors Office)
3. Soils maps of the site. (Copies obtained at SWCD or Assessors Office)
4. Setbacks from the centerline of all public roads and front, side and rear property lines.
5. Location and dimensions of all structures on the site.
6. Driveways and accesses to the property.
7. Locations of any proposed new construction to include drawings of new structures.
8. Parking Areas. (In the case of campgrounds, all campsites)
9. Sinkholes and direction of water runoff.
10. Location of all wells on the property and tile inlets if on the site.
11. Location of any sewer systems located on the site.
12. Locations of rivers, bluffs, trails and public roadways.

Fee: \$450.00  
Late Fee: \$500.00, if applicable

Signature of Applicant Ben Steuart Date: 9/3/2020

# CONDITIONAL USE PERMIT APPLICATION

## FILLMORE COUNTY

### Landowners Portion

*(This application must be fully completed to be processed. Failure to complete the form in its entirety will result in further delays.)*

This Conditional Use Permit is for: Commercial Building on State Highway 56 Le Roy, MN  
(Feedlot, Rock Quarry, Telecommunications Tower, Other)

(1) Name of all Landowners: US Agricultural Supply  
Real Estate Holdings L (909)581-0088 (O)  
Edward Cai, Julie Jiang Phone #: (626)665-3835 (C)

Mailing Address of Applicants: : PO Box 86

City, State, Zip : Mabel, MN 55954

Section: 31-101-013 (4) Township: 101 (5) Range: 013 3.52 AC E380' OF W578.78' OF S403.11'

Township Name: Beaver

(2) Parcel Number : 320177010 . Permit # \_\_\_\_\_  
To be filled out by the Zoning Office

(3) Legal Description (from deed, abstract or Records Office):

Light Manufacturing/ Repackaging of Liquid supplements, sanitizer, and food products

(6) Signature of all Landowners: [Signature] Date: 9/3/2020

[Signature] Date: 9/3/2020

\_\_\_\_\_  
Date: \_\_\_\_\_



Adkins, Cristal

**From:** Chris Hahn <chris.hahn@cedausa.com>  
**Sent:** Thursday, September 17, 2020 2:49 PM  
**To:** Adkins, Cristal  
**Subject:** Steuart Labs

Steuart Labs of Mabel is interested in expanding its operations in Fillmore County. Currently, they need additional space to use for finished product packaging and shipping, as they continue to add additional business product line and account base. All manufacturing currently take place at an existing Steuart Labs facilities and would remain there in the foreseeable future.

The former Artesian Fresh facility near LeRoy, in Beaver Township, has as an existing facility that would meet the current needs and offer the potential for expansion while remaining in Fillmore County. Initial estimates suggest as many as 15-20 jobs could be added at the Beaver Township facility.

Steuart Labs would also consider the purchase of the facility in the future to expand operational capacity and potentially produce some product at this location if feasible and approved by the County.

Thank you,



**Chris Hahn**  
*Community and Business Development Specialist*

**Community and Economic Development Associates**

m: [612-327-9729](tel:612-327-9729)  
e: [chris.hahn@cedausa.com](mailto:chris.hahn@cedausa.com)  
w: [www.cedausa.com](http://www.cedausa.com)

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