

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – July 21, 2026
Minutes

Members Present: Greg Grazzini, Scott Hoese, Scott Wakefield, Andy Steinhagen, Joe Polunc, John Fahey

Members Late: None

Members Absent: Matthew Kerber

Staff Present: Jason Mielke, Lauren Whetstone

Pursuant to due call and published notice thereof, the July 21, 2026, regular meeting of the Carver County Planning Commission was called to order by Vice Chairman Grazzini at 7:00 p.m.

Vice Chairman Grazzini acknowledged six board members are present at this meeting, citing the absence of Matthew Kerber.

Agenda – A motion was made by Wakefield to approve the agenda as printed. Hoese seconded the motion. Vice Chairman Grazzini called for a vote on the motion. All voted aye. Motion carried.

Minutes – Steinhagen made a motion to approve the minutes from the June 16, 2026, meeting. Fahey seconded the motion. Vice Chairman Grazzini called for a vote on the motion. All voted aye. Motion carried.

File #PZ20260021 – Gregory Wickenhauser – Vice Chairman Grazzini called the public hearing to order at 7:01 p.m. to consider a request by Gregory Wickenhauser. The purpose of the public hearing was to consider a request for an Interim Use Permit (IUP) for a Home Extended Business Accessory Use (HEBAU) pursuant to Chapter 152 of the County Zoning Code. The property is in Section 1 of Dahlgren Township.

The following were present: Greg Wickenhauser, Harvey Wickenhauser, George Rehbein, Brian Gennrich

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E – Letter from the applicant dated June 18, 2026

Exhibit F – Staff Report addressed to the Planning Commission and Watertown Township dated July 10, 2026, and all attachments.

Mielke explained the subject property is owned by the applicant's parents, Harvey and Michelle Wickenhauser, and consists of approximately 3.72 acres improved with a single-family dwelling with attached garage and two detached accessory buildings. Prior to this request for an IUP, Greg

Wickenhauser applied for a variance to operate a Home Extended Business Accessory Use (HEBAU) within 500 feet of an existing residence. The variance was granted and now Mr. Wickenhauser is pursuing an after-the-fact Interim Use Permit (IUP) to bring the existing small-scale tree service business from this property into compliance. Harvey Wickenhauser is a part-owner in the business and homesteads the property. The operational plan indicates two employees, other than family members, report to the site around 7:00 a.m. to pick up equipment and return to the site at 5:00 p.m. The existing accessory structure would be used for minor equipment repairs, but the property will mostly be used for business storage purposes. The operation utilizes four business vehicles and some trailers which would be stored outside at the property. No debris or materials will be stored or processed on the property. The property has existing natural screening on three sides to limit the visibility of the equipment. No signage, additional structures or improvements are proposed with this request. Lea Payette, Water Resources Program Analyst for the CCWMO, reviewed the application materials and determined that the proposal does not trigger a permit from their department. Lori Brinkman, Carver County Senior Environmentalist, reviewed the request and indicated the property has a residential septic system with a mound drainfield serving the house and had no other comments. Information surrounding this request was sent to the cities of Victoria, Chaska, and Carver and they all indicated they had no comments. Letters of support were received from two neighboring property owners (Seifert & Griffiths) located within the required 500-foot setback. The applicant attended the Dahlgren Township meeting on July 13, 2026, with a recommendation for approval from the Dahlgren Town Board. Mielke read the proposed conditions for consideration if the IUP is approved. If the Planning Commission recommends denial of the request, the deficiencies found in Section 152.251 of the County Zoning Code should be clearly referenced.

Vice Chairman Grazzini asked the applicant if he had any comments to add.

Greg Wickenhauser, 10629 Little Av, replied he had no additional comments.

Vice Chairman Grazzini asked the applicant if he agrees with the property conditions of the permit.

Mr. Wickenhauser stated he agrees with the conditions.

Brian Gennrich, Dahlgren Town Board supervisor, confirmed the Town Board's unanimous support in recommending the request be approved.

George Rehbein, 11040 Huntington Av, complimented the Wickenhauser's on their respectfulness toward the neighbors and stated he fully supports their business proposal and wishes them well.

Wakefield made a motion to close the public hearing. Hoese seconded the motion. Vice Chairman Grazzini called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:15 p.m.

Steinhagen recused himself from the vote on this request, citing he is related to the applicant.

A motion was made by Hoese to **approve and adopt Resolution #26-13** incorporating the findings of fact and staff recommendations allowing an IUP for a Home Extended Business Accessory Use. Fahey seconded the motion for approval. All voted aye. Motion carried.

File #PZ20260014 – Timothy Kerber – Vice Chairman Grazzini called the public hearing to order at 7:17 p.m. to consider a request by Timothy Kerber. The purpose of the public hearing was to consider a request for a Conditional Use Permit (CUP) for a Contractor's Yard pursuant to Chapter 152 of the County Zoning Code. The property is in Section 2 of Young America Township.

The following were present: Timothy Kerber, Rhea Kerber, John Green, Sandy Green, Virgil Vollbrecht, Ron Trick

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E – Letter from the applicant dated June 8, 2026

Exhibit F – Staff Report addressed to the Planning Commission and Young America Township dated July 10, 2026, and all attachments.

Whetstone stated applicants, Tim and Rhea Kerber, own an approximate 5.01-acre parcel which is improved with a single-family dwelling and several accessory buildings. The applicants successfully obtained a variance allowing operation of a contractor's yard (trucking company) within the required 500-foot setback from an existing residence (11680 County Rd 33) not on the same parcel. The applicants are now pursuing a CUP for the operation of the family trucking company which began in 1981, Joe Kerber & Sons, as a contractor's yard. The business currently has three employees, including the applicant, and operates with three semi-trucks and eight trailers. The other two employees store their trucks and trailers on their own properties. Regarding hours of operation, the applicant notes that hours can vary significantly depending on the load schedules, with departures occurring late nights and early mornings. The site plan identifies the existing 54 x 100-foot pole shed as the proposed shop and office. The applicant plans to raise the building's side walls to 18 feet to accommodate the semi-trucks. The existing driveway and open area would serve as a truck turnaround. The area located north and east of the shop/office will be used for truck and trailer parking. Another existing building would be used for material storage, and the applicant has future plans to install a 2,500-gallon fuel tank for on-site fuel storage. No outdoor storage is proposed as well as no signage for the operation. Whetstone stated the application meets the requirements of the County Zoning Code for a CUP, and also with the approved variance, meets the Zoning Code requirements for a Contractor's Yard. The application materials were reviewed by Carver County Senior Environmentalist, Jacob McLain, who stated he had no comments concerning the application. Tim Sundby, Carver County Water Resources Supervisor, stated the project will not require a CCWMO permit or an Erosion and Sediment Control permit, and stated there are no indicators that any wetlands are present in the proposed location. Drew Pflaumer, Carver County Transportation Planning Manager, stated Public Works had no comment about the proposed activity and are fine with the concept. The City of Norwood Young America received the application materials for review and submitted the following comments: *"The city doesn't have any objection to the request, but wanted to flag two items from a city perspective for the Commission's consideration:*

- Traffic safety: CR33 can be a busy road at times and curves near this driveway location. We'd ask that the review give particular attention to sightlines and access safety at this location if there is any potential impact, especially given the round-the-clock hours of operation described in the applicant's narrative.

- Trail corridor: There is a future trail corridor connecting NYA out to Baylor Regional Park that has been discussed. While it doesn't appear, this property is immediately adjacent to that corridor, we'd ask that any impacts from development take that future trail into account as planning moves forward. No other concerns from our end."

The Young America Town Board reviewed the application at their May 12, 2026, meeting and recommended approval of the request. Whetstone read the proposed conditions for consideration if the CUP is approved. If the Planning Commission recommends denial of the request, the deficiencies found in Section 152.251 of the County Zoning Code should be clearly referenced.

Vice Chairman Grazzini asked the applicants if they had any additional comments.

Tim Kerber, 11685 County Rd 33, stated everything was covered in the staff report and he had no comments.

Vice Chairman Grazzini asked if the applicants agree with the proposed conditions of the permit.

Tim Kerber and Rhea Kerber stated yes, they agree with the proposed permit conditions.

Virgil Vollbrecht, Young America Town Board supervisor, confirmed the applicants attended their meeting and explained their business proposal. The Town Board acknowledged comments were received from one neighbor and the Town Board recommended approval of the request.

Vice Chairman Grazzini opened the public hearing for comments from the public.

John Green and Sandy Green, 11680 County Rd 33, stated they are in support of the request, but wanted to address two issues. Mr. Green stated he was pleased to see the condition noting compliance with the noise pollution requirements, especially since there are no specific hours of operation. He acknowledged that trucks would need to idle and will be parked in the designated operational area to reduce noise and disturbance for the neighbors at late night and early morning hours. He also commented about jake braking and stated Mr. Kerber has made a conscious effort to reduce that noise. He mentioned there are more trucks that jake brake while approaching the roundabout south on County Rd 33 and wished the commissioners could do something to regulate that noise County-wide. Mr. Green also commented that the maximum number of trucks allowed could be nine, but Mr. Kerber is only proposing three, and they are satisfied with that.

Vice Chairman Grazzini asked if the applicants had any additional comments or any response to the public comments made.

Mr. Kerber confirmed the business currently runs three trucks, with himself and two other drivers. He stated he owns four trucks, two of which he will drive and the other two are in a shed and stored on the property. He doesn't anticipate that they will ever have nine drivers or nine trucks actively coming and going from the property, but he stated he doesn't want a restriction less than the standard that is allowed for a CUP for a contractor's yard.

Steinhagen made a motion to close the public hearing. Hoese seconded the motion. Vice Chairman Grazzini called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:30 p.m.

Fahey stated he visited the site and saw the future location for the fuel tank. He was impressed with the tree buffer on the north side which really helps to reduce the traffic noise on County Rd 33. He was confident that if the trucks were idling in the designated area, it would not be disturbing for the neighbors.

A motion was made by Fahey to **approve and adopt Resolution #26-14** incorporating the findings of fact and staff recommendations allowing a CUP for a Contractor's Yard. Wakefield seconded the motion for approval. All voted aye. Motion carried.

File #PZ20260019 – Eric and Erica Hoese – Vice Chairman Grazzini called the public hearing to order at 7:31 p.m. to consider a request by Eric and Erica Hoese. The purpose of the public hearing was to consider a request for a Home Extended Business Accessory Use (HEBAU) pursuant to Chapter 152 of the County Zoning Code. The property is in Section 33 of Watertown Township.

Wakefield acknowledged a memo received from the applicant's requesting continuation of this public hearing and made a motion to continue this public hearing to a date certain. Steinhagen seconded the motion to continue the public hearing. Vice Chairman Grazzini called for a vote on the motion. All voted aye. Motion carried. The public hearing was continued to the August 18, 2026, Planning Commission meeting.

Adjournment

A motion was made by Hoese and seconded by Fahey to adjourn the meeting. All voted aye. Motion carried. The meeting was adjourned at 7:33 p.m.