

**Mission of the City of Courtland**  
**We envision Courtland as a city with managed growth which offers a high quality of life for individuals, families and businesses at an affordable cost.**

City Council Minutes  
Special Council Meeting  
June 27, 2024

Members Present: Mayor Al Poehler  
Council Member Pam Rodewald  
Council Member Justin Kraus  
Council Member Ralph Bents  
Council Member Paul Bode

Members Absent:

Others Present: Julie Holm Paul & Kayla Schabert Ryan Berdan

The special city council meeting was called to order by Mayor Poehler at 6:30 pm on June 27, 2024 in the Council chambers in City Hall.

This special meeting is to consider Conditional Use Permit by Paul Schabert, Co-Owner S & B Diesel, LLC to operate at 325 & 331 Stone Road in Courtland. Planning Commission held a public hearing during its June 20, 2024 meeting and forwarded the application to Council for consideration. Mr. Schabert asked for special meeting as they are set to begin operations July 1, 2024.

Discussion of conditions to permit: hours of operation to be 7am to 7pm Monday thru Saturday, implement parking control measure in consideration of nearby properties and the city may enter premises to ensure compliance.

**Rodewald made a motion to approve Resolution 24-114 Approval of Conditional Use Permit S&B Diesel, LLC Automotive & Diesel Repair Operations at 325 & 331 Stone Road, Courtland, MN. Bents seconded the motion. Motion carried with all in favor.**

**RESOLUTION 24-114**

**Approval of Conditional Use Permit S & B Diesel, LLC Automotive & Diesel Repair Operations at 325 & 331 Stone Road, Courtland, MN**

WHEREAS, Minnesota Statute 462.3595 authorizes and Section 303.20 of the Courtland City Code allows the approval of a conditional use permit (CUP) under certain circumstances;

WHEREAS, on June 12, 2024, Paul Schabert, CEO & Co-Owner S & B Diesel, LLC applied for a CUP for the business use of the leased properties herein described;

WHEREAS, the zoning designation of the site is I-2, Industrial;

WHEREAS, on June 20, 2024, the Courtland Planning and Zoning Commission held a public hearing for the proposed CUP;

WHEREAS, the proposed CUP is for automotive and diesel repair shop operations;

WHEREAS, neighboring property owners provided concerns about safety, noise, and dust control and parking;

WHEREAS, the Planning Commission recommended the Council approve a conditional use permit for the proposed automotive and diesel repair shop operations with conditions;

WHEREAS, on June 27, 2024, the City Council considered the application and discussed it with Paul Schabert CEO & Co-Owner of S & B Diesel, LLC;

AND WHEREAS, the City of Courtland desires to protect the public health, safety, and welfare;

NOW, THEREFORE, BE IT RESOLVED THAT, the City of Courtland grants a conditional use permit for S & B Diesel, LLC to operate Automotive and Diesel Repairs at the following property with the following conditions:

KUESTER PIT 2 SECOND ADDITION, BLOCK 1, LOTS 11 AND 12

1. This CUP becomes void if not recorded at their expense by Paul Schabert, CEO & Co-Owner S & B Diesel, LLC at the Nicollet County Recorder's Office within 60 days of its approval. By recording this permit, Paul Schabert, CEO & Co-Owner S & B Diesel, LLC indicate their agreement to abide by the conditions herein.
2. The CUP is valid for duration of operation upon approval and recording at the Nicollet County Recorder's Office.
3. Hours of operation will be Monday - Saturday 7:00am to 7:00pm.
4. Implement parking control measures in consideration of nearby properties.
5. The City may enter onto the premises at reasonable time and in a reasonable manner to ensure the permit holder is in compliance with the conditions and all other statutes, rules and ordinances.

Passed by the City Council for the City of Courtland on the 27<sup>th</sup> day of June 2024

**Bents made a motion to adjourn. Bode seconded the motion. Motion carried with all in favor.**

Meeting adjourned 6:42pm

A signed written copy of the minutes is on file in the office of the city clerk.

Respectfully submitted,

  
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Julie Holm, City Clerk

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Al Poehler, Mayor