

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday July 6, 2016
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 8:02 p.m. by Chairman Lyle Femrite. Planning Commission members present were Bill Anderson, Kurt Anderson, Kip Bruender, Lyle Femrite, Chuck Grams, Barry Jacques and Joe Smentek. County staff members Aaron Stubbs, Chris Hedin, and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Grams made a motion to approve the minutes from the June 1, 2016 Regular Planning Commission Meeting. Mr. Smentek seconded the motion which carried unanimously.

3. AGENDA APPROVAL

Mr. Leary indicated there was no change to the agenda.

4. NEW BUSINESS

PC 19-16

William P. and Arvis Groebner - Request for review and approval of a Conditional Use Permit for the movement or placement of more than 50 cubic yards of material within the Bluff Impact Zone and Shore Impact Zone. The property is zoned Rural Residence and is located within the Shoreland Overlay District of Lake Washington. The property is Lot 8, Block 1 of the Gurni Subdivision, a portion of the now vacated CSAH 2 and an unplatted parcel all located in part of the Northwest Quarter of the Northwest Quarter of Section 20, Jamestown Township.

Mr. Stubbs presented the staff report.

The applicants were present and had no additional comment. There was no public comment.

Kurt Anderson stated he was well acquainted with the project and the project engineer.

Mr. Femrite commented on the thoroughness of the staff report.

Kurt Anderson stated the project engineer has provided a very clear design. Mr. Anderson proceeded with a motion to forward to the County Board, a recommendation of approval of the request based on the findings presented by staff. Mr. Smentek seconded the motion and the motion carried unanimously.

PC 20-16

David and Janet Anderegg - Request for review and approval of a conditional use permit to operate an automotive repair shop as a Level II Home Occupation. The property is zoned agricultural and is located in part of the Southwest Quarter of the Northwest Quarter of Section 21, LeRay Township.

Mr. Leary presented the staff report.

The applicants were present and had no additional comment. There was no public comment.

Kurt Anderson and Mr. Grams commented on the thoroughness of the staff report and indicated they had no additional questions.

Mr. Femrite asked about screening. He added that the aerial phot shows numerous vehicles on site and that other sites have fences or plantings to screen the operations.

Mr. Bruender indicated the area is fenced.

Mr. Femrite expressed his concern with other sites. He added that the ordinance does state screening shall be provided.

Mr. Jacques asked about the proposed hours of operation.

Mr. Bruender indicated he was ok with the hours of 8 to 8 Monday through Friday, 8 to 5 on Saturday and additional hours as needed.

Mr. Smentek made a motion to forward to the County Board, a recommendation of approval of the request based on the findings presented by staff with the added condition of screening. Bill Anderson seconded the motion and the motion carried unanimously.

PC 21-16

Tom & Paula Ressler - Request for review and approval of an After-the-Fact Conditional Use Permit for the movement or placement of more than 50 cubic yards of material within the Bluff Impact Zone and Shore Impact Zone for the purpose of bringing an existing lake access path into compliance with county shoreland regulations. The property is zoned Rural Townsite and is located within the Shoreland Overlay District of Lake Ballantyne and the Urban Fringe Overlay District of the City of Madison Lake. The property is Lot 7, Block 1 of Hager's Lake Ballantyne Subdivision and is located in part of the Southwest Quarter of the Southwest Quarter of Section 28, Jamestown Township.

Mr. Stubbs presented the staff report.

The applicants were present and had no additional comment. There was no public comment.

Mr. Femrite indicated the report was thorough and had good graphics.

Kurt Anderson reiterated a statement made in the staff report that the conditional use permit was initiated by the applicant's inquiry of a construction permit. Mr. Anderson proceeded with a recommendation to forward to the County Board, a recommendation of approval of the request as outlined by staff with the added condition that all of the work be done prior to issuance of any further permits for the site. Mr. Smentek seconded the motion.

Prior to voting on the motion, Mr. Leary advised the Commission that once the situation was brought to the attention of the property owners/applicants, the owners have been very willing to cooperate with the process. Mr. Leary further advised the Commission that the applicants have already purchased trees and plants to complete the project once approved.

The Commission proceeded with the vote on the motion which carried unanimously as originally presented.

PC 22-16

Marvin Reinarts Estate - Request for review and approval of Reinarts Ranch, a subdivision plat consisting of two lots and one outlot. The property is zoned agricultural and includes areas of Shoreland Overlay District of Morgan Creek and is located in part of the North Half of the Northeast Quarter of Section 29 Cambria Township.

Mr. Stubbs presented the staff report.

The applicants were present and had no additional comment. There was no public comment.

There was little discussion by the Planning Commission.

Mr. Smentek made a motion to forward to the County Board, a recommendation of approval of the request based on the findings presented by staff. Bill Anderson seconded the motion and the motion carried unanimously.

5. ADJOURNMENT

There was no further business. Mr. Bruender made a motion to adjourn the meeting which was seconded by Bill Anderson and the meeting was adjourned at 9:09 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date