

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday April 5, 2017
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, Barry Jacques, Michael Riley, and Joe Smentek. County staff members Aaron Stubbs, Chris Meeks and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Bill Anderson made a motion to approve the minutes from the March 1, 2017 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 03-17

Daniel Roberts - Request for review and approval of a Conditional Use Permit to expand an existing total confinement swine finishing facility. The expansion will be an addition of 1,200 finishing pigs, and will bring the capacity of the site to 960 Blue Earth County Defined Animal Units (720 State of Minnesota Defined Animal Units). The proposal will utilize a below-barn liquid manure storage area. The site is zoned Agricultural and is located in the Southeast Quarter of the Northwest Quarter of Section 29, in Butternut Valley Township.

Mr. Meeks presented the staff report.

The applicant was present and had no additional comment.

There was no public comment and no addition information from the Township.

The consensus of the Planning Commission was that the report was thorough and they had no further questions or comments.

Mr. Smentek made a motion to recommend approval of the request to the County Board with the findings as proposed by county staff.

Mr. Bill Anderson seconded the motion and the motion carried unanimously.

5. OLD BUSINESS

PC 02-17

Blue Earth County - Notice of intention to enact amendments to the Blue Earth County Subdivision Ordinance also known as Chapter 20. The proposed amendments to Chapter 20 will include additions and amendments to Section 20-4 Definitions. The amendments will also

include information related to Section 20-44 Platting rules, conditions and requirements clarified. The amendments will also contain information related to Division 3. Platting Exceptions.

Mr. Femrite provided a brief summary of the March 1st discussion on the proposed amendment.

Mr. Stubbs presented an update changes made to the amendment proposal since the March 1st meeting. His summary focused on the changes made to the definitions, the three land division options and the triggering mechanisms for each option.

Chuck Wingert from Wingert Realty indicated the proposal will reduce delays and expenses to the public. He added that the integrity of the ordinance is still intact.

Karl Friedrichs addressed the Commission relating to the proposed amendment. Mr. Friedrichs indicated he had not had adequate time to thoroughly review the entire amendment and asked the commission to table the proposal until the April meeting to allow other attorneys and realtors time to review and provide comment.

Tom Dauk commented on an existing property that had been developed by his dad. He indicated his son Chris would like to split the development from the remaining property and take ownership of the home.

Mr. Stubbs provided a review of comments staff had received from Karl Friedrichs. Mr. Friedrichs was unable to attend the meeting due to prior commitments. In general, most of Mr. Friedrichs comments had been incorporated into the amendment. Other items may be better addressed through the Land Use Plan process.

Mr. Femrite commended staff on the thoroughness of the amendment and the report summary.

Mr. Smentek agreed with Mr. Femrite's comments. He indicated he was pleased to see that lot size requirements had not changed adding that one acre is a good size. Reducing the size requirement could potentially lead to many mini subdivisions.

Mr. Femrite added that lot size also accommodates the septic systems area.

Mr. Kurt Anderson agreed. He commented on Board of Adjustment setback requests adding that building sites can get creative. He also stated that it would be short sighted to reduce the lot size requirements.

There was no further discussion on the amendment proposal.

Commissioner Bruender made a motion to recommend approval of the amendment to the County Board as proposed by staff.

Mr. Smentek seconded the motion and the motion carried unanimously.

6. OTHER BUSINESS

Mr. Leary advised the Commission of the May 9th Lakes and Zoning Seminar and encouraged the members to RSVP at their earliest convenience. The seminar will take place at 6:00 p.m. at the Country Inn & Suites in Mankato.

Mr. Stubbs advised the Commission of the first public input meeting for the Land Use Plan on April 18th. The meeting will take place at the Maple River West School in Good Thunder beginning at 6:30 p.m.

7. ADJOURNMENT

There was no further business. Mr. Jacques made a motion to adjourn the meeting which was seconded by Mr. Bill Anderson and the meeting was adjourned at 9:02 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date