

**MINUTES**  
**Blue Earth County Planning Commission**  
**Regular Meeting**  
**Wednesday June 7, 2017**  
**7:30 p.m.**

**1. CALL TO ORDER**

The meeting was called to order at 7:42 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 and George Leary were also present.

**2. APPROVAL OF MINUTES**

Mr. Jacques made a motion to approve the minutes from the May 3, 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 08-17**

**Garden City Township** - Request for review and approval of a conditional use permit to allow for the construction of a municipal service building on Lots 2, 3, and 4 of Block 55, Garden City Townsite. The property is zoned Rural Townsite, and is located in part of the Northeast Quarter of the Northwest Quarter of Section 26, Garden City Township.

Mr. Leary presented the staff report.

Keith LaFavor spoke on behalf of the Township. He stated the Township had been looking for a way to replace the existing structure. The Township had purchased this property and obtained a construction permit before learning that a conditional use permit was required. He added they only have one vehicle, a plow truck. Mr. LaFavor also indicated at this time there is no proposal to move the recycling center to this new site.

Mr. Femrite asked where the township meetings are held. Mr. LaFavor responded they are held in the former school building and no meetings will be held at this site.

Greg Rubio addressed the Commission. He presented the Commission with a rebuttal response to Section 24-47 Planning Commission Findings. Mr. Rubio also provided the Commission with a petition signed by individuals opposed to the municipal building and recycling trash collection center. Mr. Rubio asked if the recycling center could be removed from the approval. He expressed concerns with odors, property values and fuel and chemical storage issues.

Mr. Femrite indicated the report attachments show the location of the proposed storage building, but no information is provided for the recycling center.

Mr. Leary recalled the applicants indicating the recycling activities could eventually move to the site and take place within the building.

Mr. LaFavor stated they do not want to do a second conditional use permit. He added that if the recycling center is moved to this location, it would be in another building, possibly where the existing garage is located. He added there is no fuel storage proposed.

Mr. Femrite asked about the type of structure being proposed.

Marvin Fleming indicated it will be a stick built structure with a concrete pad and steel siding, roofing and inter walls. He added that it will be a nice looking structure.

Mr. Smentek asked where the recycling center will go. Mr. Fleming stated it will likely stay where it is currently.

The Commission discussed the recycling center further and expressed concerns with the lack of sufficient information on the recycling center proposal.

Mr. Bill Anderson indicated that the Township stated they no interest in relocating the recycling activities to this site now, so why move forward with it at this time.

Mr. Leary suggested to the Commission that if they are separating the storage building from the recycling activities and are looking only to approve the storage building, they consider including in the recommendation denial of the recycling activities if that is the intent.

Mr. Brunder asked staff if they had an opportunity to review the information presented by Mr. Rubio. Mr. Leary stated he had not had an opportunity to review the information.

The Commission took a short break to allow staff time to review the information presented by Mr. Rubio.

The Commission reconvened.

Mr. Leary reread the initial proposal.

Mr. Femrite stated there are two items proposed, the storage building and the recycling center.

Mr. Smentek made a motion to adopt the findings presented by staff and to recommend approval to the County Board of the storage building and denial of any future use of the property for recycling center activities due to insufficient information provided on the recycling activities to make reasonable findings.

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

## **5. OTHER BUSINESS**

Mr. Stubbs provided the Commission with a brief update of the Land Use Plan update process. He indicated the last regional meeting is scheduled for June 8<sup>th</sup> at the Amboy Snow Birds Hall and Study Review Committee meetings will follow.

**6. ADJOURNMENT**

There was no further business. Mr. Jacques made a motion to adjourn the meeting which was seconded by Mr. Bruender and the meeting was adjourned at 8:37 p.m.

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Planning Commission Chair

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Date

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Planning Commission Secretary

\_\_\_\_\_  
Date