

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday July 5, 2017
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:30 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 Garrett Rohlfsing and Aaron Stubbs were also present.

2. APPROVAL OF MINUTES

Mr. Jacques made a motion to approve the minutes from the June 7, 2017 Regular Planning Commission Meeting. Mr. Smentek seconded the motion which carried unanimously.

3. AGENDA APPROVAL

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

4. NEW BUSINESS

PC 09-17

Jones Farms Partnership - Request for review and approval of a Conditional Use Permit to expand an existing total confinement swine finishing operation. The existing site has one total confinement finishing barn capable of housing 2,400 finishing pigs. The expansion will include the construction of one additional total confinement finishing barn also capable of housing 2,400 finishing pigs. The site is zoned Agricultural and is located in the Northeast Quarter of the Northwest Quarter of Section 26, Butternut Valley Township.

Mr. Rohlfsing presented the staff report.

Mr. Femrite asked staff if there were any issues on this property related to the buffer law.

Mr. Stubbs stated that the County's record do not indicate there are any buffer violations on this property.

The applicant was present and had no further comment.

There were no public comments.

Mr. Kurt Anderson stated that it appeared to him as though the applicant had met all of the necessary criteria for the Conditional Use Permit.

There was no further discussion. Mr. Bruender made a motion to recommend approval to the County Board.

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

PC 10-17

G&A Wendinger Farms, LLC - Request for review and approval of a Conditional Use Permit to expand an existing total confinement swine finishing operation. The existing site has one total confinement finishing barn capable of housing 2,400 finishing pigs. The expansion will include the construction of one additional total confinement finishing barn capable of housing 3,300 finishing pigs. The site is zoned Agricultural and is located in the Southeast Quarter of the Southeast Quarter of Section 17, Lincoln Township.

Mr. Rohlfig presented the staff report.

The applicant was present and had no further comment.

Glenn Hruska addressed the Commission. He asked whether or not dead animals from other sites could be brought onto the site of this proposal, and placed in its composting structure.

Mr. Rohlfig stated that unless there was a condition placed on the applicant's previously approved Conditional Use Permit, that specifically stated they were not allowed to bring in outside animals for composting, then there is no issue as long as they do not exceed the capacity of the composting structure.

Mr. Hruska had questions related to the standards for the granting of a Conditional Use Permit, specifically about the proposed use being injurious to the enjoyment of neighboring property. He stated that there are times that the odor from the composting structure does not allow him to leave his home.

Mr. Femrite asked if Mr. Hruska had ever approached the applicant with his concerns.

Mr. Hruska stated that he had, and the applicant has told him they would address it. He then asked the applicant how he plans to address this issue.

Greg Wendinger addressed the Commission. He stated that the pigs being brought onto his site were from the same operation. He also stated that the other site was in the process of building their own compost structure so in the future, no dead animals will be brought onto his site. Mr. Wendinger stated he will put swing doors onto the compost structure to block the view and help reduce the odor. He stated he is not the one who constructed that structure, but is willing to make improvements that should benefit his neighbors.

There was no further discussion. Mr. Bill Anderson made a motion to recommend approval to the County Board with the findings outlined by staff.

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

5. OTHER BUSINESS

Mr. Stubbs provided the Commission with a brief update on the Land Use Plan update process. He indicated the next Study Review Committee meeting is scheduled for July 13th at the Historic Courthouse.

6. ADJOURNMENT

There was no further business. Mr. Smentek made a motion to adjourn the meeting which was seconded by Mr. Bill Anderson and the meeting was adjourned at 8:16 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date