

**MINUTES**  
**Blue Earth County Planning Commission**  
**Regular Meeting**  
**Wednesday August 2, 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 Rohlfing, Aaron Stubbs and George Leary were also present.

**2. APPROVAL OF MINUTES**

Mr. Smentek made a motion to approve the minutes from the July 5, 2017 Regular Planning Commission Meeting. Mr. Bill Anderson seconded the motion which carried unanimously.

**3. AGENDA APPROVAL**

Mr. Femrite indicated there would be a slight change to the agenda, moving the two solar project request to the end of the agenda.

**4. NEW BUSINESS**

**PC 11-17**

**Brandon & Kimberly Scheel** - 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 Madison Lake. The property is Lot 5, Block 1 of the Dauks East Bay Estates, located in part of the Southwest Quarter of the Northeast Quarter of Section 2, LeRay Township.

Mr. Stubbs presented the staff report.

The applicant was present and had no further comment.

There were no public comments.

Mr. Kurt Anderson indicated he was familiar with the property and the issue of access is a common for many properties. He added that a vegetated path is a good alternative.

There was no further discussion. Mr. Kurt Anderson made a motion to recommend approval of the request to the County Board.

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

### **PC 14-17**

**Terrace View LLC** - Request for review and approval of a conditional use permit to allow seasonal use of the property for fall festivals. The property is zoned Rural Residence and is located within the Urban Fringe Overlay District of the City of Mankato. The site location is in the Southwest Quarter of the Northeast Quarter of Section 4, Decoria Township.

Mr. Leary presented the staff report.

Jody Linder spoke on behalf of Terrace View LLC. Mr. Linder stated “No Parking” signs would be placed in applicable areas.

Rosie Brunmeier spoke on behalf of the Terrace View Association. She indicated the association is excited about the proposal and commended the applicants. Ms. Brunmeier stated their only concern was safety. She added that she believed the applicants have adequately addressed this concern.

Carol Larson expressed her concern with traffic. She recalled that the traffic plan had not yet been approved by MNDOT. She further stated there is a lot of traffic on Hwy 22.

Mr. Linder stated he had talked with MNDOT earlier in the day. He advised the Commission that MNDOT is relooking at the traffic plan and will likely be making some revisions. Mr. Linder indicated he has also talked with the Minnesota State Patrol. He said they may do some additional monitoring of the traffic situation.

Mr. Femrite asked about hours of operation and lighting.

Mr. Linder stated that later in the season they may change the hours to close earlier.

Mr. Bruender suggested a possible condition that the festival activities close by sunset.

There was no further discussion. Mr. Bruender made a motion to recommend approval of the request as recommended by staff to the County Board with the added condition that hours of operation be limited to a closing time of sunset.

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

### **PC 15-17**

**Mark and Jane Schuck** - Request for review and approval of a conditional use permit to transfer the residential development right from the Northeast Quarter of the Northeast Quarter to the Northwest Quarter of the Northeast Quarter all located in Section 3, Garden City Township. The property is zoned Conservation and is in the Shoreland Overlay District of Loon Lake, a lake classified as a Recreational Development lake by the Minnesota Department of Natural Resources.

Mr. Leary presented the staff report.

The applicants were present and had no comment.

Mr. Smentek indicated it was a straight forward request. He added that the DNR concerns can be addressed with the final development proposal.

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

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

#### **PC 12-17**

**Leo & Sandra Koppelman** - Request for review and approval of a Conditional Use Permit to construct and operate a Large Solar Energy System. The proposed project will span up to 10 acres and will have a power capacity of up to 1 Megawatt (MW), which by Blue Earth County standards, classifies it as a Large Energy System. The property is zoned Agricultural and is located in the Southwest Quarter of the Southwest Quarter of Section 5, LeRay Township.

Mr. Stubbs presented the staff report.

The Koppelman's and Chuck Beisner from Weber Community Planning were present.

Mr. Beisner concurred with the staff report.

There was no other public comment.

Mr. Femrite asked if there was a problem constructing the project across tile lines.

Mr. Stubbs indicated that the County Ditch Manager, Craig Austinson, thought the county tile line could be moved far enough to the north during the reconstruction process where it would no longer be an issue.

Mr. Bruender offered his appreciation of the county ditch conditions of the resolution.

There was no further discussion. Mr. Bruender made a motion to recommend approval of the request to the County Board as proposed by county staff.

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

#### **PC 13-17**

**Leo & Sandra Koppelman** - Request for review and approval of a Conditional Use Permit to construct and operate a Large Solar Energy System. The proposed project will span up to 7 acres and will have a power capacity of up to 1 Megawatt (MW), which by Blue Earth County standards, classifies it as a Large Energy System. The property is zoned Agricultural and is located in the Southwest Quarter of the Southwest Quarter of Section 5, LeRay Township.

Mr. Stubbs presented the staff report.

The Koppelman's and Chuck Beisner from Weber Community Planning were present.

There was no public comment.

There was little discussion by the Planning Commission.

Mr. Bill Anderson made a motion to recommend approval of the request to the County Board as proposed by county staff.

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

**5. OTHER BUSINESS**

Mr. Leary indicated there will be a Study Review Committee meeting to continue the discussion of the Land Use Plan at 6:30 p.m. on August 17<sup>th</sup> 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 8:52 p.m.

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Planning Commission Chair

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Date

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Planning Commission Secretary

\_\_\_\_\_  
Date