

MINUTES

Blue Earth County Planning Commission

Regular Meeting

Wednesday December 5, 2018

7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 8:03 p.m. by Chairman Lyle Femrite. Planning Commission members present were Bill Anderson, Kurt Anderson, Lyle Femrite, Barry Jacques, Kip Bruender, Michael Riley and Joe Smentek. County staff members Aaron Stubbs, Garrett Rohlfing, George Leary, and Meghan Bajula-Hagen were also present.

2. APPROVAL OF MINUTES

Mr. Kurt Anderson made a motion to approve the minutes for the October 3rd, 2018 regular Planning Commission meeting. Mr. Bill Anderson seconded the motion and the motion carried unanimously.

3. APPROVAL OF AGENDA

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

4. NEW BUSINESS

PC 23-18

Thomas Lyons - Request for review and approval of the Final Plat of the Lyons Subdivision, a Subdivision Plat consisting of one lot. This portion of the property is zoned Rural Townsite. It is also within the Shoreland Overlay District of Lake Ballantyne and the Urban Fringe Overlay District of the City of Madison Lake. The proposed plat is located in the Southeast Quarter of the Northeast Quarter of Section 28, Jamestown Township.

Mr. Stubbs presented the staff report.

The applicant was present.

Mark Origer addressed the Commission with his concerns. He opined that the drainage from the development of the Lyons property will have a negative impact on his property. Mr. Origer stated there is an access easement across his property and there is no maintenance agreement.

Jan Lyons indicated that Mr. Origer was well aware of what he was purchasing when he bought the property. This included a shared well and the access easement. She said he will have to work with the buyer of the property.

There was no further discussion on the matter.

Mr. Kurt Anderson stated there was no new information. And proceeded with a motion to forward a recommendation of approval to the County Board with the findings proposed by staff. Mr. Bill Anderson seconded the motion and the motion carried unanimously.

PC 24-18

Wendy June - Request for review and approval of a Conditional Use Permit for a Level II Home Occupation to operate a pet cremation business. The property is zoned Conservation and is located in the southeast corner of the Southeast Quarter of the Southeast Quarter of Section 4, Decoria Township.

Ms. Hagen presented the staff report.

The applicant was present and had no additional comment. There was no public comment.

Mr. Bruender asked why the proposal did not classify as a Level I Home Occupation. Mr. Leary responded that due to the uniqueness of the business and the primary activity being outside of the home, the proposal better fits as a Level II Home Occupation.

The business hours were discussed, and the consensus was for approval of the extended hours.

Mr. Jacques made a motion to forward a recommendation of approval (including the hours proposed by the applicant) to the County Board with the findings and conditions proposed by staff. Mr. Bill Anderson seconded the motion and the motion carried unanimously.

PC 26-18

Blue Earth County - Request for review and approval of the Blue Earth County Land Use Plan. The Land Use Plan is an official document that is used as a guide for policy decisions about the physical development of the County. The plan describes the analysis, future projects, goals and strategies that were developed for how decisions will be made over the next 20 years. Specifically, the plan sets broad policies and strategies to direct the future growth and development in the areas of Agriculture, Natural Resources, Community Resilience, Land Use, Development, Housing, and Transportation.

Mr. Stubbs presented the staff report.

Stephanie Falkers from SRF provided some comments on the process.

Lyle Groskreutz addressed the Commission. Mr. Groskreutz indicated he has seen a lot of changes recently in his neighborhood. He commented that the plan seems to have a lot of common sense. He added that he did not see anything specific to future changes to the Solar Ordinance but acknowledged this may be worked on following adoption of the plan.

Mr. Femrite and Mr. Bruender both acknowledged the amount of time that has been put into the plan.

Following the discussion, Mr. Bruender made a motion to recommend approval of the Land Use Plan to the County Board as recommended by staff. Mr. Kurt Anderson seconded the motion and the motion carried unanimously.

5.OTHER BUSINESS

- **Update/Review of County Board action of items from previous Planning Commission meeting**
 - a) Lyons – Preliminary Plat – approved as recommended.
 - b) SN Mankato, LLC and W W Land Company, LLC – Bluff stabilization project – approved as recommended.

6. ADJOURNMENT

Mr. Kurt Anderson made a motion to adjourn the meeting. Mr. Bruender seconded the motion and the meeting was adjourned at 9:05 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date