

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday April 6, 2016
7:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Lyle Femrite. Planning Commission members present were Bill Anderson, Kurt Anderson, Kip Bruender, Lyle Femrite, Chuck Grams, Barry Jacques and Joe Smentek. County staff members Aaron Stubbs, Chris Meeks, Chris Hedin and George Leary were also present.

2. APPROVAL OF MINUTES

Kurt Anderson made a motion to approve the minutes from the March 2, 2016 Regular Planning Commission Meeting. Mr. Jacques seconded the motion which carried unanimously.

3. AGENDA APPROVAL

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

4. NEW BUSINESS

PC 09-16

Daniel, David & Steven Roberts - Request for review and approval of a Conditional Use Permit to construct and operate one, 82' x 120' Total Confinement Hog Barn capable of housing 1,200 finishing pigs or 480 animal units. This site will utilize an under-barn manure storage pit. The property is zoned Agricultural and is located in the Northern half of the Southwest Quarter, the majority of the Southern half of the Northwest Quarter and a small portion of the Northern half of the Northwest Quarter all in Section 29, Butternut Valley Township.

Mr. Meeks presented the staff report.

The applicants were present and had no additional comment.

There was no public comment.

Mr. Femrite stated the proposal was a straight forward request and complemented staff on the well prepared staff report.

Mr. Jacques, Mr. Grams and Bill Anderson all indicated they had no issue with the proposal.

Following the discussion, Mr. Smentek made a motion to forward to the County Board, a recommendation of approval of the request based on the findings presented by staff. Bill Anderson seconded the motion and the motion carried unanimously.

PC 10-16

Kevin Larsen - Request to vacate a portion of a 50 foot well easement on Lot 1 Block 1 of the Winneshiek Creek Subdivision Number 4. The property is zoned Rural Residence and is also located within the Shoreland Overlay District of Winneshiek Creek. The site is located in part of the Southwest Quarter of the Southeast Quarter of Section 10, Decoria Township.

Mr. Hedin presented the staff report.

The applicant was present and had nothing to add.

Jennifer Lurken from the Law Firm of Gislason & Hunter was present on behalf of Andrew Willaert. Mr. Willaert was an applicant of the original subdivision plat proposal. Ms. Lurken stated the well easement was also established to allow for a location of a well that could be shared by two of the subdivision lots. She added that the well placement has accomplished that objective and it is being shared by Mr. Larsen and the property to the north.

There was no further public comment.

Mr. Femrite indicated his awareness of the property.

Kurt Anderson, Mr. Smentek, Mr. Jacques and Mr. Grams all indicated they had no further questions or comment regarding the proposal.

Following the discussion, Bill Anderson made a motion to forward to the County Board, a recommendation of approval of the request based on the findings presented by staff. Mr. Grams seconded the motion and the motion carried unanimously.

PC 11-16

Duane & Leeann Goodrich - Request for review and approval of a Conditional Use Permit to transfer the development right from the Southeast Quarter of the Southwest Quarter of Section 9, Medo Township to the Southwest Quarter of the Southeast Quarter of Section 9, Medo Township. The property is zoned Agricultural and Conservation and includes a small area within the mapped floodplain as well as a small area within the Shoreland Overlay District of the Little Cobb River.

Mr. Stubbs presented the staff report.

The applicants were present and had no additional comment.

There was no public comment.

Mr. Femrite stated the proposal was a straight forward request and complemented staff on the well prepared staff report.

Mr. Jacques and Kurt Anderson indicated they had no further questions regarding the proposal.

Mr. Femrite asked if the DNR request that the septic system be placed outside of the shoreland district could be accommodated. Staff indicated the septic regulations would not prohibit the septic system from being placed in the shoreland district.

Following the discussion, Mr. Smentek made a motion to forward to the County Board, a recommendation of approval of the request based on the findings presented by staff. Mr. Jacques seconded the motion and the motion carried unanimously.

PC 12-16

Corey & Jamie Hoppe and Merrill Hoppe - Request for review and approval of a Conditional Use Permit to construct and operate a 185' x 153' Total Confinement Hog Barn capable of housing 3,300 finishing pigs or 1,320 animal units. This site will utilize an under-barn manure storage pit. The property is zoned Agricultural and is located in the Southwest Quarter of the Southwest Quarter in Section 26, Decoria Township.

Mr. Meeks presented the staff report.

The applicants were present. Mr. Hoppe introduced himself to the Commission. He indicated he is a 6th generation farmer in Blue Earth County. He added that he and his wife would like to pass this tradition on to a 7th generation and by diversifying their farming operation they will be better positioned to do so.

There was no other public comment.

Mr. Femrite commented that the proposal is well structured from a setback perspective. He added that these folks have been farming for many generations. He also complimented staff on the well prepared staff report.

Kurt Anderson indicated he had no questions and stated the applicants have met all of the necessary requirements.

Following the discussion, Mr. Bruender made a motion to forward to the County Board, a recommendation of approval of the request based on the findings presented by staff. Mr. Smentek seconded the motion and the motion carried unanimously.

5. OTHER BUSINESS

Mr. Femrite commented on the March 16th Planning Workshop. He added that a summary is still being worked on and that a follow-up meeting will be scheduled.

6. ADJOURNMENT

There was no further business. Mr. Bruender made a motion to adjourn the meeting which was seconded by Bill Anderson and the meeting was adjourned at 7:55 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date