

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday December 7, 2016
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, Chuck Grams and Barry Jacques. County staff members Aaron Stubbs, Chris Meeks and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Bruender made a motion to approve the minutes from the November 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 30-16

Brian and Maria Bartsch - Request for review and approval of a Final Plat for the Bartsch Ravine View Subdivision, a subdivision plat consisting of two lots. The property is zoned Agricultural and is located in the north half of the Northeast Quarter of the Southwest Quarter of Section 14, Rapidan Township.

Mr. Stubbs presented the staff report.

The applicants were represented by Survey Services Staff and they had no additional comment.

There was no other public comment.

Mr. Bruender and Mr. Grams indicated they had no questions regarding the request. There were no other questions or comments from the Commission.

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

PC 31-16

Neal and Shelli Grover - Request for review and approval of a conditional use permit to operate an agricultural supply business. The proposed business will include the storage and sale of agricultural seed,

farm chemicals and fertilizers. The property is zoned agricultural and is located in Northeast Quarter of the Northwest Quarter of Section 21, Sterling Township.

Mr. Leary presented the report.

The applicant was present and had no additional comment.

There was no other public comment.

Kurt Anderson commented on the thorough report and indicated he had no questions.

Mr. Femrite asked if all of the product would be stored in the building. Mr. Grover indicated that yes it would all be stored inside.

Mr. Femrite asked if there would be any vehicles associated with the business that would be parked outside. Mr. Grover said no.

There were no other questions or comments from the Commission.

Bill Anderson made a motion to forward to the County Board, a recommendation of approval of the request with the conditions outlined by staff. Mr. Grams seconded the motion and the motion carried unanimously.

PC 32-16

Eric and Rande Baker - Request for review and approval of a Conditional Use Permit for the movement or placement of more than 50 yards of material within the Bluff Impact Zone to repair a section of failing bluff leading into a ravine system. The property is zoned Agricultural and is located in part of the Southwest Quarter of the Southeast Quarter of Section 17, Decoria Township.

Mr. Stubbs presented the report.

The applicant was present and had no additional comment.

There was no other public comment.

Mr. Femrite commented on the thoroughness of the report. There were no other questions or comments from the Commission.

Mr. Bruender made a motion to forward to the County Board, a recommendation of approval of the request with the recommendations outlined by staff. Mr. Grams seconded the motion and the motion carried unanimously.

PC 33-16

Karen Morris - Review and approval of the preliminary and final plats of Morris Subdivision which consists of two outlots. The property is in the agricultural and conservation zoned districts and includes a small area of shoreland overlay district. The property is located in part of the Southwest Quarter of the Northeast Quarter of Section 15 Sterling Township.

Mr. Leary presented the report.

The applicant was present and had no additional comment.

There was no other public comment.

Mr. Femrite commented on the thoroughness of the report. There were no other questions or comments from the Commission.

Mr. Grams made a motion to forward to the County Board, a recommendation of approval of the request with the recommendations outlined by staff. Kurt Anderson seconded the motion and the motion carried unanimously.

PC 34-16

Chad and Tara Surprenant - Request for review and approval of the NOELLEB subdivision, a one lot subdivision. The proposal includes Lot 7 Block 2 of Gurni Subdivision Number 3 and a portion of unplatted land located in the Northeast Quarter of the Southwest Quarter of Section 20, Jamestown Township. The property is located within the Rural Residence and Agricultural Zoned Districts and is entirely within the Shoreland Overlay District of Lake George, a Recreational Development Lake as defined by the Minnesota DNR.

Mr. Stubbs presented the report.

Mr. Leary noted that part of the proposed plat area is zoned agricultural and suggested that the agriculture disclosure be added to the conditions of the plat resolution.

The applicant was represented by Dan Stueber from ISG Engineering. Mr. Stueber had no additional comment.

There was no other public comment.

Mr. Femrite asked for clarification on the need for the plat. Mr. Stubbs advised the Commission that the existing property was part of an existing subdivision plat and the land to be added to it is not. He added that platted and unplatted land cannot be combined. Mr. Stubbs also advised the Commission that he had talked with the Assistant County Attorney and she agreed that the county is not responsible for the covenants imposed by subdivision associations.

Mr. Bruender made a motion to forward to the County Board, a recommendation of approval of the request with the recommendations outlined by staff including the addition of the agricultural disclosure. Mr. Jacques seconded the motion and the motion carried unanimously.

5. OTHER BUSINESS

Blue Earth County Planning Department – Potential amendments to the County Subdivision Ordinance will be discussed with the Planning Commission. The formal amendments will be presented to the Planning Commission at a later date.

Mr. Leary provided the Commission with some examples of subdivisions from the past couple of years and indicated that staff would like to bring forward some ideas for a possible amendment to the Subdivision Ordinance. The general consensus of the Commission was that this is a good idea. A workshop will likely be planned for a future date.

6. ADJOURNMENT

There was no further business. Bill Anderson made a motion to adjourn the meeting which was seconded by Mr. Jacques and the meeting was adjourned at 8:50 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date