

**MINUTES**

**Blue Earth County Planning Commission**

**Regular Meeting**

**Wednesday December 6, 2023**

**6:30 p.m.**

**1. CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Vice Chairman Bill Anderson. Planning Commission members participating in the meeting included Bill Anderson, Kurt Anderson, Commissioner Bruender, Dusty Riley, and Dan Roberts. Staff members included John Considine, Scott Salisbury, and George Leary.

**2. APPROVAL OF MINUTES**

Mr. Riley made a motion to approve the minutes of the November 1, 2023, Planning Commission meeting. Mr. Roberts seconded the motion which carried unanimously.

**3. APPROVAL OF AGENDA**

Mr. Considine stated there were no changes to the agenda.

**4. NEW BUSINESS**

**PC 30-23**

**Thomas & Sharon Dauk and United Pentecostal Church**, Request for review and approval of the Preliminary and Final Plat of Dauk Rural Development No. 2, a plat consisting of one Lot and two Outlots. The properties are zoned Agricultural and are also in the Urban Fringe Overlay District of the City of Eagle Lake. The property includes Lot 2 Block 1 of Dauk Rural Development and parts of the Southwest Quarter of the Northwest Quarter and of the Northwest Quarter of the Northwest Quarter of Section 17, LeRay Township.

Mr. Leary the staff report.

The applicant was present. He stated in part the plat is intended to provide additional land for the church parcel to provide additional buffer space between the church and neighboring agricultural land.

Mr. Kurt Anderson indicated there is likely a directional error in the shoreland section of the report and that the referenced lake should possibly be Madison Lake.

There was no further discussion.

Mr. Kurt Anderson made a motion recommend approval of the request to the County Board based on the findings prepared by staff and with the conditions recommended by staff.

Commissioner Bruender seconded the motion which passed unanimously by voice vote.

**5. OTHER BUSINESS**

**A. Floodplain Ordinance Amendment**

Mr. Salisbury provided information to the Planning Commission regarding the FEMA Flood Maps and Flood Insurance Study updates. During his presentation, Mr. Salisbury indicated the county is

required to update the Floodplain Ordinance and officially adopt the updated floodplain maps. Updates to the pending ordinance amendment were reviewed with the Planning Commission.

Mr. Bill Anderson asked if a berm could be constructed in floodway. Staff indicated that in some situations it would be allowed with approval of a conditional use permit. However, it would still not alleviate the elevation requirements of new structures in floodplain.

Mr. Kurt Anderson commented on the amendment that limits construction of residential structures on fill where the natural ground is no lower than three feet below the base flood elevation. Mr. Anderson stated deeper excavations for some projects are at times necessary.

No action on the discussion was required of the Planning Commission

**B. County Board action on items from the previous Planning Commission meeting:**

- Custom Craft Homes, LLC - Request to vacate the utility easements on Lots 8, 9, and 10, Block 1 of Johnson/Montgomery Pleasant View Estates (approved)
- Chapter 20 – Land Division amendment (approved)
- Planning Commission Bylaws (approved)

**6. ADJOURNMENT**

Commissioner Bruender made a motion to adjourn the meeting. Mr. Roberts seconded the motion, and the meeting was adjourned at 7:20 p.m.

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Planning Commission Chair

\_\_\_\_\_  
Date

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Planning Commission Secretary

\_\_\_\_\_  
Date