

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday May 4, 2011
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:30 P.M. by Kurt Anderson. Planning Commission members present were Kurt Anderson, Bill Anderson, Kip Bruender, Don Gerrish, and Chuck Grams. Planning and Zoning staff present were Sara Isebrand and George Leary.

2. APPROVAL OF MINUTES

Bill Anderson made a motion to approve the minutes from the April 6, 2011 Regular Planning Commission Meeting. Mr. Gerrish seconded the motion which carried unanimously.

3. AGENDA APPROVAL

Mr. Leary indicated that PC 09-11 would not be presented.

4. NEW BUSINESS

PC 10-11 Fitzsimmons Fill Project, Request for a conditional use permit for a grading and filling project in a bluff zone located in the SW 1/4 of the NE 1/4 of Section 16, Lyra Township.

Mr. Leary presented the staff report.

The applicant was present and had nothing to add.

There was no public comment and little discussion by the Planning Commission. Following the discussion, Mr. Bruender made a motion recommending approval of the request to the County Board. The motion was seconded by Bill Anderson and unanimously approved.

PC 11-11 Nathan Ulrich, Request for a conditional use permit to store and process recycled concrete. The site is zoned conservation and is located in the NE 1/4 of the SW 1/4 of Section 26, Rapidan Township.

Mr. Leary presented the staff report.

The applicant was not present.

There was no public comment.

Mr. Gerrish questioned staff on the frequency of crushing activities, more specifically he questioned if the staff report listing crushing activities taking place only once to as many as three times in a given year is actually correct.

Mr. Leary stated that the proposal differs from aggregate mining operations in that only when there is a need for storage area for concrete demo products will such activity take place. Hauling, storage, and crushing activity will not likely occur daily. Mr. Leary indicated that he specifically asked the applicant about the frequency of crushing activity and the applicant responded that crushing would likely only take place once, to as many as three times per year.

Following the discussion, Bill Anderson made a motion recommending approval of the request to the County Board. The motion was seconded by Mr. Grams and unanimously approved.

PC 13-11 Minnesota Pork, Request for a conditional use permit to store liquid whey by-products in an earthen manure-storage basin. The property is zoned Agricultural and is located in the N 1/2 of the SE 1/4 of the SW 1/4 of Section 28, Shelby Township. The location address is 10624 518th Ave, Amboy, MN 56010.

Ms. Isebrand presented the staff report.

Bruce Ward was present on behalf of Minnesota Pork Inc.

Arvid Zenk asked about the locations of the proposed land application sites.

Harlan Belgard asked what was going to be put into the earthen manure storage basin.

Ms. Isebrand indicated that the proposal is to temporarily store whey by-products from Milk Specialties Global, located in Mountain Lake, MN.

Mr. Ward stated that most of the product is taken from the plant and used to feed livestock. What is not marketed as livestock feed needs to be land applied and used as a source of crop nutrients. Mr. Ward added that at certain times of the year, field conditions do not allow for land application of the product. As a result, a storage area is needed. When field conditions allow, or when the crops have been harvested, the product along with the manure from the swine production site will be land applied.

Mr. Belgard asked why the product needs to be brought to the applicant's site.

Mr. Ward stated that there is a need for additional storage for the product until it can be land applied.

Mr. Belgard indicated he was still confused by the proposal.

Mr. Leary paraphrased the applicant's proposal.

There was no further public comment.

There was little discussion by the Planning Commission.

Bill Anderson made a motion recommending approval of the request to the County Board. The motion was seconded by Mr. Bruender and unanimously approved.

PC 14-11 Minnesota Pork Inc, Request for a conditional use permit to store liquid whey by-products in an earthen manure storage basin. The property is zoned Agricultural and is located in part of the SW 1/4 of the NW 1/4 of Section 29, Shelby Township. The location address is 10876 513th Ave, Amboy, MN 56010.

Ms. Isebrand presented the staff report.

Bruce Ward was present on behalf of Minnesota Pork Inc.

There was no public comment.

Kurt Anderson indicated that the unique well numbers were the same as the similar proposal in Section 28 and asked if this was correct.

Ms. Isebrand was not sure but indicated she would verify the correct well numbers for the respective sites.

Bill Anderson made a motion recommending approval of the request to the County Board. The motion was seconded by Mr. Grams and unanimously approved.

PC 15-11 Elliot Oftedahl, Request for a Conditional Use Permit to operate a Temporary Hot Mix Plant in the South 1/2 of the NW 1/4 of the NE 1/4 Section 2, Medo Township. The location address is 16296 State Highway 83, Pemberton, MN 56078.

Ms. Isebrand presented the staff report.

Ron Klinker and Holly Brisk were present on behalf of Knife River Corporation.

Eugene Oftedahl, a neighboring resident, indicated his farmstead is located 80 rods south of the proposed site. He expressed his concern with possible residue from the proposed hot mix plant and its affect on the finish of his buildings.

Mr. Klinker responded that they use bag house filter technology today vs. wet scrubbers of the 80's. As a result, the reduction in air emissions has substantially improved. He also indicated that they are required to use low sulfur fuels.

Mr. Oftedahl asked about the proposed access point to and from the Township road.

Ms. Brisk stated that access to and from the Township road will allow for better traffic flow efficiency and that only the northern portion of 623rd Ave. will be used.

There was no further public comment and little discussion by the Planning Commission. Following the discussion, Mr. Bruender made a motion to recommend approval of the request to the County Board. The motion was seconded by Bill Anderson and unanimously approved.

5. AJOURNMENT

There being no additional business, Bill Anderson made a motion to adjourn the meeting which was seconded by Mr. Grams and unanimously passed. The meeting was adjourned at 8:27 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date