

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday September 7, 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, and Chuck Grams. Planning and Zoning staff present were Sara Isebrand and George Leary.

2. APPROVAL OF MINUTES

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

3. AGENDA APPROVAL

Mr. Leary indicated that there were no changes to the agenda.

4. NEW BUSINESS

PC 19-11

Anthony and Crescentia Reid, Request for approval of the Preliminary and Final Plat of Nature Pond, a one lot and one outlot subdivision located in the Agricultural Zoned District in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 29, Jamestown Township.

Mr. Leary presented the staff report.

Phil Rothmeier was present on behalf of the Township. He indicated the applicants did meet with the Township Board and the Board was not opposed to the request.

The applicants were present. Mr. Reid indicated that he may install a driveway approach to the outlot.

Tammie Lorentz asked for clarification of the location of the driveway approach indicated by Mr. Reid. Mr. Reid pointed out the proposed location to the satisfaction of Ms. Lorentz.

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. Mr. Bill Anderson seconded the motion which carried unanimously.

PC 20-11

Reeve Cumming and Lime Land Industries LLC, Request for a Conditional Use Permit to stockpile agricultural lime in an Agricultural Zoned District located in part of the SW 1/4 of the NE 1/4 of Section 24, Mapleton Township.

Mr. Leary presented the staff report.

Bruce Goodrich was present on behalf of Lime Land Industries LLC.

There was no public comment.

Mr. Bruender made a motion to recommend approval of the request to the County Board. Mr. Grams seconded the motion.

Mr. Bruender asked about recommendation number six which requires further review by the Planning Commission and County Board before stockpiling and storing of water treatment lime.

Mr. Leary advised the Commission that a neighboring property owner called and expressed concern with the possibility of contamination of neighboring farm fields by potential contaminants of the water treatment lime. In an attempt to appease the neighboring property owner, the condition was added after consulting with Mr. Goodrich.

Mr. Kurt Anderson asked for clarification of condition number four while considering that there were no wetlands that showed up on the National Wetlands Inventory.

Mr. Leary indicated that the initial wetland review by staff indicated there were no wetlands. Upon further review by the County Wetland Specialist, it was determined that the wetland exemption application should be completed by the applicant.

Mr. Goodrich stated his displeasure with the wetland process after having been told initially that there were no wetlands. The wetland exemption application cost him an additional \$100 above the \$350 conditional use permit application.

There was no further discussion and the motion passed unanimously.

PC 21-11

John Ward, Request for a Conditional Use Permit to place 550 cubic yards of fill in a Conservation Zoned District located in the SW 1/4 of the NW 1/4 of Section 5, Medo 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. Bill Anderson made a motion to recommend approval of the request to the County Board. Mr. Grams seconded the motion which carried unanimously.

PC 23-11

Nate Lundgren & Triple K Partnership Mankato, Request of a Conditional Use Permit to operate a Auto Repair Business. Located at Lot 10 and 11, Block 1, Worthy's Subdivision, South Bend Township. The site is a Light Industrial Zoned District.

Ms. Isebrand presented the staff report.

The applicant was present and had no comment.

Doug Schaller was present on behalf of the Township. Mr. Schaller stated he was not sure how the issue surrounding the fence came up. He advised the Commission that the requirement of a security fence is not requested by the Township. Mr. Schaller added that the proposal is appropriate in the

zoning district and that there are a number of other businesses in the area that have a number of vehicles parked on their property.

Mr. Kurt Anderson asked about the impact of the annexation agreement with the City of Mankato.

Mr. Schaller stated that the proposal is in Area One and is therefore under the jurisdiction of the Township.

There was also some discussion regarding the notification to the City of Mankato regarding the request.

Ms. Isebrand indicated that the applicant had talked with Mr. Konz from the City of Mankato, but Mr. Konz has been on vacation.

Mr. Kurt Anderson stated his belief that it is not the applicant's responsibility to contact the City.

Mr. Schaller stated that county zoning staff typically notifies the Township and the City.

Mr. Leary stated that based upon the complexity of the orderly annexation agreement, staff is erring on the side of caution and is referring the applicants to the city for their review.

Following the discussion, Mr. Bruender made a motion to recommend approval of the request to the County Board with the exclusion of recommended condition number four which required construction of a security fence. Mr. Bill Anderson seconded the motion which carried unanimously.

5. AJOURNMENT

Mr. Grams made a motion to adjourn the meeting which was seconded by Mr. Bill Anderson and unanimously passed. The meeting was adjourned at 8:07 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date