

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday April 1, 2009
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:30 P.M. by Lyle Femrite. Planning Commission members present were Bill Anderson, Kurt Anderson, Lyle Femrite, Don Gerrish, Chuck Grams and Marjorie Johnson. Land Use and Natural Resources staff present was George Leary.

2. APPROVAL OF MINUTES

Bill Anderson made a motion to approve the minutes of the March 4, 2009 Planning Commission Meeting. Mr. Grams seconded the motion which carried unanimously.

3. AGENDA APPROVAL

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

4. NEW BUSINESS

PC 06-09 Ralph Schmidt – Request for a conditional use permit for a Bonus Lot Dwelling located in the Agricultural Zoned District in the NE ¼ of the SE ¼ of Section 13, Rapidan Township.

Mr. Leary Presented the report.

The applicant was present and provided a brief history of events and conversations with former Environmental Services staff members. Mr. Schmidt and Bob Lorentz, the applicant's septic contractor, both indicated that the subject of a Bonus Lot was discussed with former Zoning Administrator Veryl Morrel and that Mr. Morrel had no problem with the Bonus Lot request. Mr. Schmidt provided aerial photos of the site to help the Planning Commission better understand the layout of the proposed Bonus Lot and the smaller parcel that includes two pre-existing dwellings.

Mr. Femrite asked if the proposed dwelling could be placed entirely upon land that has not been tilled within the past five years.

Mr. Schmidt indicated that the home may encroach some onto the tilled farmland. He added that the area of the proposed Bonus Lot had been staked off. However, over the past few years his farmer tenant has slowly encroached upon the designated area.

Mr. Schmidt added that time, money and materials have been invested in providing infrastructure to the proposed Bonus Lot and a septic system that serves both dwellings on the smaller parcel has been installed. He added that other improvements to the driveway and to the manufactured home have been made in recent years, improvements that may not have been made if he thought he would be required to remove the structure in order to obtain a Bonus Lot.

Mr. Grams asked the applicant what he does with the manufactured home.

Mr. Schmidt stated that the home is rented out. The occupants watch over his property when he is gone and mow the lawn during the summer.

Mr. Lorentz indicated that former Environmental Services staff had indicated to Mr. Schmidt that as long as the parcel with the two homes was not split, he was entitled to a bonus lot. He added that current issues have been brought up that were not discussed with staff in 2007.

Ray Cornelius, representing the Rapidan Township Board, was present. He indicated the Township Board had no concern with the request.

The Planning Commission discussed the request.

Ms. Johnson made a motion with a recommendation of approval of the request with the provision that condition number one be removed. The motion failed to a lack of a second.

After further discussion, Kurt Anderson made a motion for the Planning Commission to visit the site and to continue the hearing at the May meeting.

Mr. Gerrish seconded the motion which carried unanimously.

The Commission decided to meet on-site at 1:00 p.m. on Tuesday April 14, 2009.

The commission also asked Mr. Leary if he would contact former Zoning Administrator Veryl Morrell for his recollection of conversations he had with the applicant.

PC 07-09 Loren Sohre – Request for a conditional use permit to expand the animal unit numbers of an existing feedlot from 377 to 600. No new construction or manure storage is proposed. The property is located in the Agricultural Zoned District in the North ½ of the SW ¼ of Section 11, Lyra Township.

Mr. Leary presented the staff report.

The applicant was present and had nothing to add.

There was no public comment and no discussion by the Commission.

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

Bill Anderson seconded the motion which carried unanimously.

5. OTHER BUSINESS – Review and discussion of the Bonus Lot provision of the Blue Earth County Code of Ordinances

Mr. Leary provided the Commission with a handout that detailing the history of the Bonus Lot provision of the county code. The purpose of the discussion was for staff to receive direction from the Commission regarding the future of the Bonus Lot provision. The current Land Use Plan directs the Environmental Services staff, the Planning Commission and the County Board to remove the Bonus Lot provision from the code by July of 1999.

Members of the Commission provided justification for both removal and amendment of the Bonus Lot.

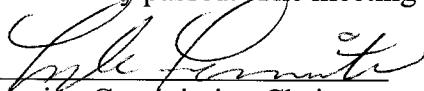
Following discussion, Kurt Anderson made motion to have staff look into options of amending the Bonus Lot provision and to compare these options with the option of removing the Bonus Lot provision at a future meeting.

Mr. Grams seconded the motion which carried unanimously.

6. AJOURNMENT

There was no further business to discuss.

Ms. Johnson made a motion to adjourn the meeting which was seconded by Kurt Anderson and unanimously passed. The meeting was adjourned at 9:05 p.m.



Planning Commission Chair

05-06-09
Date



Planning Commission Secretary

05-06-09
Date

MINUTES
Blue Earth County Planning Commission
Special Meeting
Tuesday April 14, 2009
1:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 1:05 P.M. by Lyle Femrite. Planning Commission members present were Kurt Anderson, Lyle Femrite, and Chuck Grams. Land Use and Natural Resources staff present was George Leary.

2. NEW BUSINESS CONTINUATION (ON-SITE)

PC 06-09 Ralph Schmidt – Request for a conditional use permit for a Bonus Lot Dwelling located in the Agricultural Zoned District in the NE ¼ of the SE ¼ of Section 13, Rapidan Township.

Mr. Schmidt showed those present that the setback requirements to the bluff can be met and that the proposed home and septic system can be placed on untilled portions of the property.

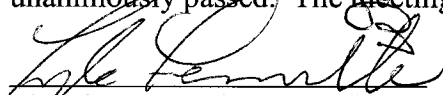
There was some discussion regarding the protection of the proposed drainfields.

There was little additional discussion and the Commission agreed to vote on the matter at the regularly scheduled May Planning Commission meeting.

6. AJOURNMENT

There was no further business to discuss.

Mr. Anderson made a motion to adjourn the meeting which was seconded by Mr. Grams and unanimously passed. The meeting was adjourned at 1:25 p.m.



Planning Commission Chair

05-06-09
Date



Planning Commission Secretary

05-06-09
Date