

**MINUTES**  
**Blue Earth County Planning Commission**  
**Regular Meeting**  
**Wednesday May 6, 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, Kip Bruender, Lyle Femrite, Don Gerrish, Chuck Grams and Marjorie Johnson. Land Use and Natural Resources staff present was George Leary.

**2. APPROVAL OF MINUTES**

Chuck Grams made a motion to approve the minutes of the April 1, 2009 Planning Commission Meeting and the April 14, 2009 Special Meeting. Ms. Johnson seconded the motion which carried unanimously.

**3. AGENDA APPROVAL**

Mr. Leary provided the Commission with an updated agenda.

**4. OLD 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 provided the Commission with a brief summary of the discussion that took place during the special on-site meeting on April 14, 2009. Mr. Leary indicated that Mr. Schmidt showed the Commission members present that his proposed home and septic system can be located on an area that has not been tilled for the past five years.

Mr. Femrite stated that the applicant had marked all of the required setbacks for the Commission members to see. He added that the site visit verified that the request seems to be in harmony with the Bonus Lot intent.

Mr. Schmidt advised the Commission that additional area has been seeded into a permanent grass mix.

Mr. Femrite asked if the proposal will require a subdivision plat review.

Mr. Leary indicated that there are only two parcels in the Quarter Quarter. Therefore, a subdivision plat review is not required. Mr. Leary added that if the existing parcels within Quarter Quarter are split, a formal plat review would be required.

Mr. Leary asked to clarify the buildable area of the Bonus Lot. He added that according to the Bonus Lot provision of the code the buildable area must be an area that has been untilled for the previous five years.

Mr. Femrite agreed that the buildable area is the untilled area that existed prior to the new grass seeding in the Spring of 2009. He added that the applicant can use the entire field for lawn space, but the actual construction must take place on the existing untilled portion.

Mr. Gerrish asked if the applicant creates additional land within the Quarter Quarter that is not tilled for a period of five years or more, would the applicant have the option on an additional Bonus Lot.

Mr. Leary indicated that his recollection is that the code allowed for one Bonus Lot option per Quarter Quarter or per parcel containing 20 acres or more. In either case, the number of Bonus Lots is limited.

Mr. Anderson recalled reading something previously that would agree with Mr. Leary's response.

Ms. Johnson indicated that the number of Bonus Lot options is a mute point if the request meets all of the requirements of the existing code.

There was no further discussion.

Mr. Grams made a motion with a recommendation of approval to the County Board.

Ms. Johnson seconded the motion. The motion passed by a five to one vote, with Commission members Anderson, Bruender, Femrite, Grams and Johnson voting in favor, and Commission member Gerrish in opposition.

## **5. NEW BUSINESS**

**PC 01-09 Doris Brude** – Request for approval of the Preliminary and Final Plat of Double E Ranch, a one lot subdivision located Agricultural Zoned District in the SE ¼ of the SW ¼ of Section 28, South Bend Township.

Mr. Leary presented the staff report and included the report issued by the County Environmental Health Department.

The applicant was present and had nothing to add.

There was no public comment.

Mr. Femrite asked if an access easement can be recorded with the final plat.

Warren Smith, from Survey Services and representing the applicant indicated that there will be a written agreement between the applicant and her son that will be recorded.

There was no further discussion.

Mr. Bruender made a motion with a recommendation of approval to the County Board.

Mr. Anderson seconded the motion. The motion passed by a five to one vote, with Commission members Anderson, Bruender, Femrite, Grams and Johnson voting in favor, and Commission member Gerrish in opposition.

**PC 10-09 Kevin Doyen and Jacob Doyen** – Request for a conditional use permit to construct four total confinement swine nursery barns at an existing feedlot facility increasing the number of animal units from 184 to 364. The feedlot site is located in the Agricultural Zoned District in the NW ¼ of the SE ¼ of Section 29 Lyra Township.

Mr. Leary presented the staff report.

The applicants were present and had nothing to add.

There was no public comment.

There was little discussion from the Planning Commission.

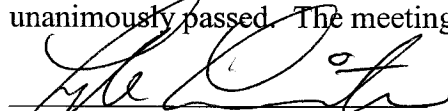
Mr. Anderson made a motion with a recommendation of approval to the County Board.

Mr. Gerrish seconded the motion which passed unanimously.

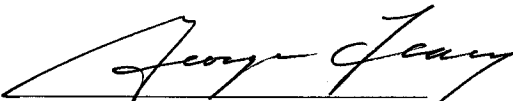
## 6. AJOURNMENT

There was no further business to discuss.

Ms. Johnson made a motion to adjourn the meeting which was seconded by Mr. Bruender and unanimously passed. The meeting was adjourned at 8:06 p.m.

  
Planning Commission Chair

06-03-09  
Date

  
Planning Commission Secretary

06-03-09  
Date