

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday July 7, 2010
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 8:10 P.M. by Lyle Femrite. Planning Commission members present were Bill Anderson, Kurt Anderson, Kip Bruender, Lyle Femrite, Chuck Grams and Marjorie Johnson. Planning and Zoning staff present were Sara Isebrand and George Leary.

2. APPROVAL OF MINUTES

Kurt Anderson made a motion to approve the minutes from the June 2, 2010 Regular Planning Commission Meeting. Ms. Johnson seconded the motion which carried unanimously.

3. AGENDA APPROVAL

Mr. Leary indicated there was no change to the agenda.

4. NEW BUSINESS

PC 10-10 Gordy Kuznia/Key City Bald Eagles- Conditional Use Permit to operate a model airplane air strip in the Agricultural Zoned District in the NW ¼ of the SE ¼ of Section 23, Judson Township.

Ms. Isebrand presented the staff report.

The applicant was present and had nothing to add.

There was no public comment.

There was little discussion by the Planning Commission.

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.

PC 12-10 Martin & Shelly Leenhouts – Conditional use permit to operate an organized group camp in the Conservation Zoned District in the NW ¼ of the SW ¼ of Section 33, Garden City Township.

Mr. Leary presented the staff report.

The applicants were present and presented an updated business plan due to the decisions made at the Board of Adjustment meeting earlier that evening. The applicants also indicated that accessibility needs have been addressed.

The Township Board was represented and they indicated their support of the applicant's request.

There was little discussion by the Planning Commission.

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

The motion was discussed for clarification. Following the discussion, the Mr. Bruender stated that permitted activities would exclude wedding dances, graduations, and anything that is outside the realm of the applicant's business.

Following the discussion, the planning commission voted unanimously to forward a recommendation of approval to the County Board.

PC 13-10 Forrey Septic Systems and Excavating/Superior Concrete Block Co – Conditional Use Permit to stockpile more than 50 cubic yards of fill and stockpile and process recycled concrete products in the Heavy Industrial Zoned District in part of the NE ¼ of the NW ¼ and part of the NW ¼ of the NE ¼ of Section 20, South Bend Township.

Ms. Isebrand presented the staff report.

The applicant requested the removal of condition number five which requires that all setbacks shall be met and that no stockpiling activity shall occur closer than 50 feet from any property line without the consent of the affected property owner. The applicant had advised the Planning Commission that business activity has always taken place within 50 feet of the rear property line and it has never been an issue. He also stated that requiring the 50 foot rear property line setback would severely limit his working area.

The applicant also requested removal of condition number seven which requires a reclamation assurance bond (or its equivalent) in the amount of \$10,000 to be obtained by the applicant, payable to Blue Earth County, to guarantee that all unprocessed and processed concrete and asphalt products are properly removed from the site upon abandonment. Said financial assurance shall be maintained by the applicant until the operation has ceased and all stockpiles re removed from the site. The applicant made a case that the processing operation he proposed is different from an aggregate mining operation from a standpoint that there is no open pit mine to reclaim. Both the unprocessed and processed materials will have value if there was ever an issue of improper abandonment.

Kurt Anderson made a motion to recommend approval of the request to the County Board with the removal of conditions five and seven. The motion was seconded by Mr. Bruender and unanimously approved.

6. AJOURNMENT

There being no additional business, Ms. Johnson made a motion to adjourn the meeting which was seconded by Mr. Grams and unanimously passed. The meeting was adjourned at 9:10 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date