

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday September 1, 2010
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, Kip Bruender, Lyle Femrite, Chuck Grams, Don Gerrish, and Marjorie Johnson. Planning and Zoning staff present were Sara Isebrand and George Leary.

2. APPROVAL OF MINUTES

Chuck Grams made a motion to approve the minutes from the August 4, 2010 Regular Planning Commission Meeting. Bill Anderson seconded the motion which carried unanimously.

3. AGENDA APPROVAL

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

4. NEW BUSINESS

PC 18-10 Nick Zuehlke and Brady Kuiper- Conditional Use Permit to operate a Auto Sales and Service Business in the Highway Business Zoned District in the SW ¼ of the NE ¼ of Section 19, South Bend Township.

Ms. Isebrand presented the staff report.

The applicant was present.

There was some discussion regarding the number of cars that would be displayed in front of the building and the congestion of the area in question.

Mr. Zuehlke explained that the site has changed significantly from depiction of the aerial photo adding that most of the items shown have been removed.

The commission also discussed the request to allow for an illuminated sign. It was decided that staff should review the performance standards of the code relating to signs and apply the code requirements to the request.

Kurt Anderson asked for the location of the septic system servicing the site. He also expressed his concern with the comments made by Environmental Health staff regarding the lack of information on the well serving the property.

Mr. Leary indicated that Environmental Health staff is generally very thorough in their comments and recommended conditions. In this instance no specific condition is mention regarding the well.

It was decided that staff would check into the matter with Environmental Health to see if there are issues with the well that need to be addressed.

There was no further discussion regarding the request.

Bill Anderson made a motion to recommend approval of the request on to the County Board. Mr. Anderson added that the applicable sign standards shall be followed.

Ms. Johnson seconded the motion which passed by a vote of six in favor to one opposed. Kurt Anderson cast the lone vote of opposition.

PC 20-10 Oscar Weigelt- Conditional Use Permit to transfer a development right from the NW ¼ of the SW ¼, to the SW ¼ of the SW ¼, all in Section 19, Decoria Township. Said property is zoned Agricultural.

Mr. Leary presented the staff report.

The applicant was not present and not represented.

There was no public comment.

There was little discussion by the Planning Commission.

Kurt Anderson made a motion to recommend approval of the request to the County Board. The motion was seconded by Chuck Grams and unanimously approved.

PC 21-10 Carl Voges and Christine Restorff- Conditional Use Permit to operate a DOT inspection, auto and tractor repair shop in the SW ¼ of the SE ¼ Section 33 Judson North Township. Said property is zoned Light Industrial.

Ms. Isebrand presented the staff report.

Ms. Restorff was present. She indicated they have no intention of adding a restroom. She added that the presence of a sign advertising the business has prompted the request for the permit.

Mr. Femrite asked Ms. Restorff if they had been in contact with the Township.

Ms. Restorff indicated they were unaware of the requirement.

Mr. Femrite recommended that they contact the Township with their request.

There was no public comment.

There was no further 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.

5. MISCELLANEOUS

Kip Bruender reported on the August 26, 2010 County Board workshop. He indicated that the Board has expressed an interest in looking at some of the uses allowed in the rural areas of the county. He added that the information provided by Scott Fichtner and George Leary was helpful to the Board and that the Board would like to arrange for a joint workshop with the Planning Commission.

The Planning Commission directed staff to contact administration to work together to arrange for the intended workshop.

6. AJOURNMENT

There being no additional business, Mr. Grams made a motion to adjourn the meeting which was seconded by Mr. Bruender and unanimously passed. The meeting was adjourned at 8:25 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date