

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday July 11, 2012
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:35 P.M. by Lyle Femrite. Planning Commission members present were Lyle Femrite, Bill Anderson, Kurt Anderson, Kip Bruender, Chuck Grams, Barry Jacques and Perry Wood. Planning & Zoning staff members Mark Manderfeld and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Kurt Anderson made a motion to approve the minutes from the June 6th, 2012 Regular Planning Commission Meeting. Mr. Grams seconded the motion which carried unanimously.

3. AGENDA APPROVAL

Chairman Femrite indicated that PC item 24-12 would be moved to the end of the agenda. Mr. Leary indicated there were no other changes to the agenda.

4. NEW BUSINESS

PC 25-12

Carl and Amy Peterson, Request for a conditional use permit to construct one total confinement swine nursery barn capable of holding 6,400 nursery pigs (320 animal units) creating a new feedlot. The property is zoned Agricultural and is located in the SW 1/4 of the SE 1/4 of Section 26 Ceresco Twp.

Mr. Manderfeld presented the staff report.

The applicant was present and had nothing to add.

Mr. Waldo Bergemann and his son Brian indicated they owned property to the east of the proposal. They asked about the setback requirements to the nearby stream and to residential dwellings. Staff advised the Planning Commission that the setback requirement to the stream is 300 feet and 1,000 or 1,500 feet to a residential structure depending on the predominant wind direction.

Warren Smith from Survey Services indicated a survey of the proposed site had been completed.

There was no other public comment.

Following the discussion by the Planning Commission, a motion was made by Mr. Bruender and seconded by Mr. Kurt Anderson to recommend approval of the request to the County Board and the motion carried unanimously.

PC 26-12

Edith Bonnett, Request for review of preliminary and final plat of Bonnett Subdivision, two lot and one outlot subdivision located in the NE 1/4 of the NW 1/4 of Section 28, Beauford Township. The property is zoned Agricultural.

Mr. Leary presented the staff report.

The applicant was represented by Warren Smith from Survey Services.

The ability of the applicant to transfer other development rights from surrounding quarter-quarter sections of land was discussed.

Mr. Kurt Anderson and Mr. Grams indicated they had no questions on the request.

Mr. Bill Anderson stated that a lot of thought and planning had gone into the request and made a motion to recommend approval of the request to the County Board. Mr. Grams seconded the motion and the motion carried unanimously.

PC 24-12

Blue Earth County, Notice of intention to enact amendments to the Farm Winery Section (24-325) of the Blue Earth County Zoning Ordinance. Proposed amendment includes allowing the sale of beer at Farm Wineries.

Mr. Leary presented the staff report.

There was no public comment.

Mr. Bruender asked about the review requirements of existing septic systems at farm wineries under the current regulations. Mr. Leary was not certain of the current review requirements, but added that the current SSTS regulations have triggering mechanisms in place requiring septic system review.

Mr. Bruender asked about the reasoning behind the current 12:00 noon to 8:00 p.m. limitations placed on outdoor live music and asked if this could not be extended to 9:00 p.m. Mr. Femrite and Mr. Kurt Anderson indicated they had no issue with the extension to 9:00 p.m.

Mr. Bruender asked if the proposed minimum 10 acre parcel size with 2 ½ acres dedicated to the production of fruits would present a problem for other existing wineries. Staff was not aware of the affect the proposal may have on other farm wineries.

Mr. Wood stated that other wineries would be grandfathered in if they did not meet the proposed requirement.

Following the discussion by the Planning Commission, a motion was made by Mr. Bruender and seconded by Mr. Wood to recommend approval of the request to the County Board. Mr. Wood offered an amendment to the motion to allow outdoor live music to continue to the hour of 9:00 p.m. Mr. Bruender accepted the amendment and the motion 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 8:20 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date