

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday August 1, 2012
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:32 P.M. by Lyle Femrite. Planning Commission members present were Lyle Femrite, Bill Anderson, Chuck Grams, Barry Jacques and Perry Wood. Planning & Zoning staff member George Leary was also present.

2. APPROVAL OF MINUTES

Mr. Bill Anderson made a motion to approve the minutes from the July 11th, 2012 Regular Planning Commission Meeting. Mr. Jacques seconded the motion which carried unanimously.

3. AGENDA APPROVAL

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

4. NEW BUSINESS

PC 27-12

Pioneer Hi-Bred International - Request for a conditional use permit to expand an existing seed research facility located in the Agricultural Zoned District in the NE 1/4 of the NW 1/4 of Section 4, Decoria Township. The proposal includes the construction of a seed testing facility and a machinery storage structure.

Mr. Leary presented the staff report.

The applicants were present. Kevin Sabus from Pioneer indicated the two buildings to be removed as shown on the staff report will provide the for the proposed parking area addition.

Mr. Femrite asked about the potential runoff impact from the added roof area.

Mr. Sabus indicated that half of the watershed from each of the proposed buildings will include rain gutters. This roof water will be directed to a tile line. The other half of the watershed from each of the proposed buildings will not include rain gutters. He advised the Commission that the drainage from the site is directed to the back of the property, away from Hwy 22.

There was no other public comment.

Mr. Bill Anderson asked about the area involved with the Urban Fringe Overlay District (UFD).

Mr. Leary advised the Commission that the UFD includes the top tier of sections from Decoria Township.

Mr. Grams asked if there will be an increase in the number of employees. The applicants indicated there would be.

There was no further discussion by the Commission. Mr. Bill Anderson made a motion to recommend approval of the request to the County Board with conditions recommended by staff. Mr. Wood seconded the motion and the motion carried unanimously.

PC 28-12

Dave Hollerich and Rachel Hollerich - Request for a conditional use permit to operate a flour milling operation capable of producing up to 2,000 pounds of flour per week. The property is zoned Agricultural and is located in the SW 1/4 of Section 6, Lyra Township. The proposal includes the milling of wheat into whole wheat flour. Milling activities will take place in an enclosed trailer located on the property.

Mr. Leary presented the staff report.

The applicant was present. She indicated her intended market is the wholesale bakery market and other retail outlets. She also advised the Commission that they grow their own wheat. The wheat is cleaned and bagged into 50 pound bags for later use.

Hours of operation were discussed. Ms. Hollerich asked the Commission to consider placing no limits on the hours of operation. She added that her husband works off the farm and that often times the intended milling does not take place until he gets home. The hours of 6:00 a.m. to 6:00 p.m., 6:00 a.m. to 8:00 p.m. and 8:00 a.m. to 8:00 p.m. were discussed. Mr. Wood commented on a recent CUP review of a landscaping business, recalling that the hours of operation in that case were limited to 8:00 a.m. to 5:00 p.m.

Mr. Leary indicated that the property is close to the shoreland area of the Blue Earth River and because of this, the Commission may want to consider placing a limit on the hours of operation. He also suggested adding a condition that the permit must be brought back for review prior to expanding over the proposed weekly production of 2,000 pounds of flour.

Following the discussion, Mr. Bill Anderson made a motion recommending approval of the request to the County Board limiting the hours of operation to 6:00 a.m. to 8:00 p.m. seven days per week and with the added condition that the request must be brought back for further review prior to exceeding the proposed weekly production of 2,000 pounds of flour. The motion passed by a vote of four to one with members Bill Anderson, Lyle Femrite, Chuck Grams and Barry Jacques voting in favor and Perry Wood voting in opposition.

5. ADJORNMENT

There was no further business. Mr. Grams made a motion to adjourn the meeting which was seconded by Mr. Jacques and the meeting was adjourned at 8:13 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date