

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday December 5, 2012
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, Ghuck Grams, Barry Jacques and Perry Wood. Planning & Zoning staff members Mark Manderfeld and George Leary were also present.

2. APPROVAL OF MINUTES

Kurt Anderson made a motion to approve the minutes from the November 7, 2012 Regular Planning Commission Meeting. Bill Anderson seconded the motion which carried unanimously.

3. AGENDA APPROVAL

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

4. NEW BUSINESS

PC 34-12

Jeff Gilman and Dale Gilman - Request for a conditional use permit to transfer the development right from the NE 1/4 of the SW 1/4 of Section 17, Garden City Township to the NW 1/4 of the SW 1/4 of Section 17, Garden City Township for the purpose of creating a second residential dwelling site.

Mr. Leary presented the staff report.

The applicants were represented by Seth Gilman. Mr. Gilman asked for the setback requirement to the centerline of CSAH 20. Mr. Leary advised him that the setback requirement is 130 feet. He had no other comments.

There was no public comment.

Kurt Anderson indicated he had no issue with the request.

Mr. Bruender made a motion to recommend approval of the request to the County Board. Mr. Wood seconded the motion which carried unanimously.

PC 35-12

Gary Letcher - Request for approval of preliminary and final plats of Letcher Addition, a three lot and two outlot subdivision. The property is zoned Agricultural and is located in the NW 1/4 of Section 16, Vernon Center Township.

Mr. Manderfeld presented the staff report. He advised the Planning Commission of some changes staff had made to the opinions section of subdivision staff reports. The opinions referenced are used as a basis for the findings used in the approval or denial of a permit application. Mr. Manderfeld stated that staff has been using the list of fifteen findings referenced in the conditional use permit section of the code of ordinances. He further stated that a review of subdivision reports from some time ago showed that a more applicable set of findings was used for subdivision reports. Said list is basically those

items from the larger list of the fifteen findings referenced in the conditional use permit section that are most applicable to subdivision plat requests. Considering that subdivision requests are different from conditional use permit applications, staff has reverted back to the review items used in earlier subdivision staff reports.

Warren Smith from Survey Services was present on behalf of the applicant. He had no comment.

There was no public comment.

Mr. Femrite commented briefly on the variance for this particular site that was approved at the November Board of Adjustment meeting.

Kurt Anderson, Mr. Grams and Mr. Jacques all indicated they had no questions regarding the proposal. There was no further comment.

Bill Anderson made a motion to recommend approval of the request to the County Board. Mr. Grams seconded the motion which carried unanimously.

PC 36-12

Aaron Hanson - Request for approval of preliminary and final plats of Aaron Hanson Subdivision, a replat of Lot 2, Block 1 and a portion of Outlot A all in Ogren Estates. The proposal will reclassify the portion of Outlot A as a buildable portion of Lot 1 Block 1 of the proposed Aaron Hanson Subdivision. No additional residential development is included in the proposal. The property is zoned Agricultural and is located in the SE 1/4 of the SW 1/4 of Section 19, Southbend Township.

Mr. Leary presented the staff report.

Warren Smith from Survey Services was present on behalf of the applicant. He had no comment.

There was no public comment.

Kurt Anderson stated that the proposal appeared straight forward.

Kurt Anderson made a motion to recommend approval of the request to the County Board based on the opinions and conditions presented by staff. Bill Anderson seconded the motion which carried unanimously.

PC 37-12

Jay Jindra - Request for a Conditional Use Permit allowing an aerial application business in the Agricultural Zoned District. The use will include the operation of aircraft and storage of agricultural chemicals. The property is located in the NE 1/4 of the NW 1/4 of Section 14, Decoria Township.

Mr. Manderfeld presented the staff report.

The applicant was present and had nothing to add.

There was no public comment.

Mr. Manderfeld added that the applicant should provide the area serving fire chief with a floor plan of the operation.

Kurt Anderson stated his opinion that the proposal is in line with the preservation of agricultural activities and based upon the opinions and conditions presented by staff, made a motion to recommend approval of the request to the County Board. Mr. Bruender seconded the motion which carried unanimously.

5. OTHER BUSINESS

Mr. Manderfeld advised the Planning Commission of variance and conditional use proposals that will be brought before the Board of Adjustment and Planning Commission in January. He stated that it is not at all the intent of staff or the applicants to be over presumptive that the variance request will be approved prior to the review of the CUP request. To take advantage of a special pricing offer for the building involved in the project, the applicants have asked to present the variance and the CUP both in the month of January.

Mr. Jacques asked staff about the submittal of floor plans to the area serving fire department. Mr. Leary stated that all parties with requests similar to that proposed by Mr. Jindra are to review floor plans with the local fire department.

6. 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 8:12 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date