

MINUTES

Blue Earth County Planning Commission

Regular Meeting

Wednesday February 7, 2018

7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Chairman Lyle Femrite. Planning Commission members present were Bill Anderson, Kurt Anderson, Kip Bruender, Lyle Femrite, Barry Jacques, Michael Riley, and Joe Smentek. County staff members Garrett Rohlfing, Aaron Stubbs, George Leary, and Jaclyn Essandoh were also present.

2. APPROVAL OF MINUTES

Mr. Kurt Anderson made a motion to approve the minutes for the January 3rd, 2018 regular Planning Commission meeting. Mr. Smentek seconded the motion and the motion carried unanimously.

3. APPROVAL OF AGENDA

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

4. NEW BUSINESS

PC 04-18

Arthur & Alice Lindberg - Request for review and approval of a Conditional Use Permit to allow a Bonus Lot dwelling. The property is zoned Agricultural and is located in the Northeast Quarter of the Southwest Quarter of Section 17, Decoria Township.

Ms. Essandoh presented the staff report.

The applicants were present and made no further comment. There was no public comment.

Mr. Femrite commented that it was a straight forward request and complimented County staff on a very thorough report. He added that he was familiar with the area and it makes sense to utilize the property in the manner that is being proposed.

Mr. Kurt Anderson mentioned that, the proposal is a prime example of why the Planning Commission and County Board decided not to eliminate the Bonus Lot provision from Section 24-111 of the Blue Earth County Zoning Ordinance during 2012 review of the Blue Earth County Zoning Ordinance.

Mr. Smentek continued with a motion to approve the request with the findings proposed by staff. Mr. Kurt Anderson seconded the motion and the motion carried unanimously.

PC 05-18

International Brotherhood of Electrical Workers - Request for review and approval of a Conditional Use Permit to allow for a Union Hall to be operated in a vacant building. The project is located in the Southwest Quarter of the Southwest Quarter of Section 14, South Bend Township. The property is zoned Rural Townsite and is within the Urban Fringe Overlay District of the City of Mankato.

Ms. Essandoh presented the staff report.

The applicant was present and made no further comment. There was no public comment.

Mr. Kurt Anderson commented that the proposal seemed like an applicable site since the property was formerly used as a union hall building.

Mr. Kurt Anderson continued with a motion to approve the request with the findings proposed by staff. Mr. Jacques seconded the motion and the motion carried unanimously.

PC 02-08

Northern States Power Company & Lab USA - Request for review and approval of a Conditional Use Permit to allow for the mining of ash and for construction and operation of an Ash Processing Facility. The proposed facility will recover and remove ferrous and non-ferrous metals from the combustor ash generated by the Wilmarth Steam Plant, and from the existing ash landfill associated with the Wilmarth Ash Disposal Facility. The property is zoned Conservation and Agricultural. It is also located within the Urban Fringe Overlay District of the City of Mankato, and has a small portion within the Shoreland Overlay District of the Blue Earth River. The property is located in part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 32, South Bend Township.

Mr. Stubbs presented the staff report.

The applicants were present and made no further comment. There was no public comment.

Mr. Femrite complimented County staff on a very thorough report. Mr. Kurt Anderson mentioned that he had reviewed the Red Wing Project EAW which appeared to be thorough and addressed every concern imaginable. He added that the proposed ash processing facility will provide a valuable service to the County.

Mr. Smentek continued with a motion to approve the request with the findings proposed by staff. Mr. Bruender seconded the motion and the motion carried unanimously.

5. OTHER BUSINESS

Xcel Energy and ITC Midwest - Xcel Energy and ICT Midwest provided the Planning Commission with a brief overview of a 40 -50 mile 345-kilovolt (kV) transmission line project moving through the state regulatory process of the Minnesota Public Utilities Commission. The project includes the consideration of four possible routes. No formal action was required to be taken by the Planning Commission.

6. ADJOURNMENT

Mr. Bruender made a motion to adjourn the meeting. Mr. Smentek seconded the motion and the meeting was adjourned at 8:44 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date