

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday April 3, 2013
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Lyle Femrite. Planning Commission members present were, Bill Anderson, Kurt Anderson, Kip Bruender, Lyle Femrite, Chuck Grams, Berry 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 March 6, 2013 Regular Planning Commission Meeting. Mr. Grams seconded the motion which carried unanimously.

3. AGENDA APPROVAL

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

4. NEW BUSINESS

PC 08-13

David Keller and Joel Brandts - Request for a conditional use permit to construct one total confinement swine finishing barn capable of holding 2,400 finishing pigs or 960 animal units. The property is zoned agricultural and is located in the W 1/2 of the SW 1/4 of Section 22, Mapleton Twp.

Mr. Manderfeld presented the staff report.

The applicants were present and had nothing to add.

There was no public comment.

Kurt Anderson made a motion to recommend approval of the request based upon the findings included in the staff report and the conditions recommended by staff. Mr. Bruender seconded the motion which carried unanimously.

PC 09-13

Glen Taylor Revocable Trust and Ryan Erdman - Request for a conditional use permit to construct one total confinement swine finishing barn capable of holding 2,400 finishing pigs or 960 animal units. The property is zoned agricultural and is located in the NW 1/2 of the NW 1/4 of Section 13, McPherson Twp.

Mr. Manderfeld presented the staff report.

The applicants were present and had nothing to add.

There was no public comment.

Mr. Femrite asked about the tile intakes.

Mr. Manderfeld stated that the presence of tile intakes is not prohibited by the State or the County. The presence of tile intakes within 1,000 feet of the proposed facility is required to be listed. He added that there will likely be a perimeter drain tile near the manure storage pit and some farm drain tile that may need to be relocated.

Bill Anderson made a motion to recommend approval of the request based upon the findings included in the staff report and the conditions recommended by staff. Mr. Grams seconded the motion which carried unanimously.

PC 10-13

Randy & Ramona Will and James Will - Request to construct one total confinement swine finishing barn capable of holding 1,500 finishing pigs or 600 Animal Units and to increase the total animal units for the site to 1,200 animal units. The property is located in the SW ¼ of the SE ¼ Section 31, Medo Township.

Mr. Manderfeld presented the staff report.

The applicants were present and had nothing to add.

There was no public comment.

Mr. Leary stated that the manure management plans for most new feedlots include the option to surface apply manure when necessary. At times this can happen due to weather conditions or possibly a broken water line. He suggested that this possibility be checked on with the MPCA as this site will require a permit from the MPCA and if surface application of manure is allowed by the MPCA, that it be allowed by this operation as part of their conditional use permit from the County.

Mr. Grams made a motion to recommend approval of the request based upon the findings included in the staff report and the conditions recommended by staff. Bill Anderson seconded the motion which carried unanimously.

PC 11-13

Peter Blethen and Jennifer Clock - Request for a conditional use permit to transfer the development right from the NE Quarter of the SW Quarter of Section 11, Le Ray Township to the SW Quarter of the NW Quarter of Section 11, Le Ray Township. The property includes conservation, agricultural and shoreland zoning districts.

Mr. Manderfeld presented the staff report.

The applicants were present and had nothing to add.

There was no public comment.

Kurt Anderson stated that the transfer request was straight forward and the staff report was thorough and detailed.

Kurt Anderson made a motion to recommend approval of the request based upon the findings included in the staff report and the conditions recommended by staff. Mr. Wood seconded the motion which carried unanimously.

PC 12-13

Peter Blethen and Jennifer Clock - Request for review and approval of a preliminary subdivision plat of Prairie Lake Subdivision, a five lot, two outlot subdivision located in the conservation, agricultural, and shoreland zoning districts. The property is located in parts of the NW and SW Quarters of Section 11, Le Ray Township.

Mr. Leary presented the staff report.

The applicant was present.

Mr. Blethen stated that they will have a 19 acre outlot that has a development right and that this out lot has been recognized by the sewer district. He indicated he is not platting it as a buildable lot at this time but may come back at a later date with a replat. He stated that this lot includes an oak savanna which the County may be interested in in lieu of the parkland dedication fee. Mr. Blethen commented that he understands agriculture, but he is not certain the potential buyers will. He added that he will complete the wetland delineation and is fine with the grading plan.

Mr. Blethen discussed recommendation number five, drainage report. He indicated the plan is linear and that it should fit into the ditch; if not, he indicated he could make the ROW wider. He added that it will detain water, filter water, and will be part of the pre and post-development flow calculations and will exceed those requirements. He said he likes rain gardens but is not sure if new buyers will want to keep the rain gardens. He suggested to staff to check with the County Hwy Engineer regarding the use of the underdrain system as they are becoming more common in County and Township ditches. Mr. Blethen stated that the proposed plan will take up less space. He indicated he hopes to keep the south side of the road dry for agricultural purposes without making a pond. He said the goal is to create a system that the Township is willing to take over. He stated that the only group he could see maintaining long term management is the Township. He acknowledged he needs to get Township approval. He opined that this is part of the road construction and should be maintained by a public entity and he is not proposing any type of ownership group.

Mr. Blethen also addressed the bluff erosion concern. He indicated that he intends to provide a grading plan to eliminate potential impacts as much as possible. He added that this should be addressed as part of the construction permit review from new owners.

There was no other public comment.

Mr. Femrite stated that the authority to maintain the stormwater and drainage by the local government entity, i.e. the Township could be considered.

Kurt Anderson stated that the applicant is demonstrating a good faith effort to satisfy the concerns presented by staff. He agreed with the drainage maintenance issues and that the most logical entity may be the Township and he sensed that it is the applicant's intent is to figure this issue out with Le Ray Township and that it will be addressed prior to approval of the final plat.

Mr. Bruender stated that what appears to be at issue is County staff is not totally comfortable with the drainage plan proposed by the applicants.

Mr. Femrite asked the Mr. Blethen who will provide a detailed drainage system that will be signed by an engineer.

Mr. Blethen stated that an engineer from Bolton & Menk Engineering will do the design work of this system.

Mr. Femrite asked Mr. Leary if County staff will review the design. Mr. Leary agreed.

Julie Conrad, Blue Earth County Water Planner, stated that the drainage report just needs more detail. She added that municipalities have regional stormwater systems. With this request, more things need to be shown. She also stated that a linear system is not the best and does need to be managed. She added that the buyers will need to come up with an alternative if they wish to change. Any alternative plan will need to meet the state standards.

Mr. Femrite stated that other counties require grading plans to have specific drainage direction so the proposed development must be in harmony with the grading plan that was established.

Mr. Blethen agreed. He added that many metro communities and counties require a survey of what was built.

Kurt Anderson commented on the agricultural disclosure is likely the same language is included with the construction permits.

Mr. Blethen stated that this is his first development and that he will be marketing the lots. He added that the county has a number of regulations. The more he tells prospective buyers, the less they will be interested.

Mr. Leary commented on the complexity of the project. He thanked Mr. Blethen for his efforts. He also thanked Julie Conrad and Stacey Feser for their input, without which his task would have been much more difficult.

There was no further comment.

Kurt Anderson made a motion recommending approval of the request to the County Board based on the recommendation made by staff. Mr. Jacques seconded the motion which unanimously carried.

5. OTHER BUSINESS

There was some discussion of the Land Use Workshop that was attended by several of the Planning Commission members earlier in the day. Mr. Femrite indicated he had spoken with Commissioner Campbell who commended the Planning Commission members for their attendance. Kurt Anderson stated he has attended several of these workshops and that often times people think they are all the same. He added that this is not the case. New information is presented and one can continue to learn new things at each training opportunity.

6. ADJORNMENT

There was no further business. Mr. Wood made a motion to adjourn the meeting which was seconded by Bill Anderson and the meeting was adjourned at 8:38 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date