

**MINUTES**  
**Blue Earth County Planning Commission**  
**Regular Meeting**  
**Wednesday August 7, 2013**  
**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 Kurt Anderson, Kip Bruender, Lyle Femrite, Chuck Grams, Berry Jacques and Perry Wood. Planning & Zoning staff members Mark Manderfeld, Mike Schulte, Owusua Yamoah and George Leary were also present.

**2. APPROVAL OF MINUTES**

Mr. Chuck Grams made a motion to approve the minutes from the July 3, 2013 Regular Planning Commission Meeting. Mr. Perry Wood seconded the motion which carried unanimously.

**3. AGENDA APPROVAL**

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

**4. NEW BUSINESS**

**PC 16-13**

**Cameron and Jacqueline Raether**- Request for approval of Preliminary and Final Plats of Big Cobb River Plateau Subdivision, a two lot and two outlot subdivision located in the Agricultural and Shoreland Zoned Districts in the South half of the Northeast Quarter of Section 30, Decoria Township

Ms. Yamoah presented the staff report.

The applicant was present and stated his disagreement to Item 5 which reads "If within the proposed subdivision any additional Right-of-way (ROW) is ever accepted by a government agency for public road purposes, that government agency need not pay for that ROW, either by negotiated purchase or through eminent domain action"

There was no public comment.

There was some general discussion by the Planning Commission regarding the item 5.

Mr. Bruender made a motion to review item number 5 and recommend approval of the request to the County Board based upon the findings included in the staff report and the conditions recommended by staff. Mr. Wood seconded the motion which carried unanimously.

**PC 17-13**

**Lonny & Joan Hughes** - Request to construct one total confinement swine finishing barn capable of holding 2,400 finishing pigs or 960 Animal Units. The site is located in the Agricultural Zoned District in the SE quarter of the NW quarter of Section 05, Butternut Valley Township.

Mr. Schulte presented the staff report.

The applicant was present and had no comment.

There was no Township representative.

Ron Colburn indicated he is aware that the application meets all county requirements but he is concerned with the potential for smell and also negative influence to sell the property and its value. He also raised concerns about the impact on 227<sup>th</sup> street.

Mr. Leary indicated that Mr. Colburn's concern about property devaluation has not been proven.

Mr. Harold Thomas a resident west of the site also expressed his concern with odor during hauling.

Ms. Audrey Simons asked the ability of the proposed feedlot to meet setback requirements.

Mr. Femrite responded that the propose feedlot met all setback requirements.

Ms. Audrey Simons further inquired about when surface application of manure was allowed to be done by farmers.

Mr. Femrite indicated that it is generally allowed due to unforeseen circumstances or frozen ground.

Mr. Leary added that when farmers are applying manure at lower application rates, surface application is sometimes used due to the inability of some equipment to accurately apply the manure at lower rates. The manure is however worked into the ground as soon as possible after surface application.

Mr. Sheldon Brown concurred with the objections stated earlier and added the odor that exists should not be increased.

There were no other public comments.

There was some general discussion by the Planning Commission regarding the item dust control on 227<sup>th</sup> street. Mr. Grams stated dust control has not been required for feedlot permits in the past.

Mr. Femrite stated that the site does meet the requirements of the county and the applicant has the right to build on the site hence the proposal cannot be objected.

Mr. Femrite explained that in Agricultural zoned district certain circumstances are to be expected including odors. The setbacks requirement takes into considerations all those concerns expressed

Mr. Bruender asked if the barn could be moved further south of the property. From a review of the material available at the meeting, it was determined that the barn could likely be moved further to the south. However, this would create the need for a longer driveway and the proposal does meet the requirements as it has already been presented.

There were no further discussions

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

**5. ADJORNMENT**

There was no further business. Mr. Wood made a motion to adjourn the meeting which was seconded by Mr. Jacques and the meeting was adjourned at 8:46 p.m.

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Planning Commission Chair

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Date

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Planning Commission Secretary

\_\_\_\_\_  
Date