

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday September 4, 2013
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 9:28 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, Mike Schulte, Owusua Yamoah and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Grams made a motion to approve the minutes from the August 7, 2013 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 18-13

Melvin Moore Family Trust & John Moore - Request for a conditional use permit to construct one total confinement swine finishing barn capable of holding 2,000 finishing swine or 800 Animal Units. Said request will increase the total animal units for the site to 2,120. The property is zoned Agricultural and is located in the Northwest Quarter of the Southeast Quarter of Section 13, Mapleton Township.

Mr. Schulte presented the staff report.

The applicant was present and notified the Planning Commission that he intends to utilize an onsite livestock mortality composting structure in accordance with Minnesota Board of Animal Health regulations for mortality disposal.

There was no other public comment.

There was no Township comment.

There was little discussion by the Planning Commission.

Mr. Kurt Anderson 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. Bill Anderson seconded the motion which carried unanimously.

PC 19-13

Dennis & Gail Gremel - Request for approval of a Two Lot, Two Outlot Subdivision located in the Southwest Quarter of the Northeast Quarter of Section 27, South Bend Township. The property is zoned Conservation and is within the Urban Fringe Overlay District of the City of Mankato.

Ms. Yamoah presented the staff report.

The applicant was present and had no comment.

Doug Schaller, representing South Bend Township asked about the use and future development of the two outlots. He also asked if the outlots can accommodate bonus lots.

Mr. Leary advised the Planning Commission that the property is located in the Conservation and Urban Fringe Overlay Districts. Neither of these districts allow for bonus lots. In addition, construction permits may not be issued to outlots. Within the Urban Fringe Overlay District, re-subdividing property to create new non-farm development is prohibited. Therefore, the outlots may not be replatted to buildable lots.

Sharron Schaller asked for clarity on the size of the lots proposed by the plat.

Mr. Manderfeld reviewed the lot sizes with Ms. Schaller and provided her with a copy of the preliminary plat.

There was no further public comment and no further discussion by the Planning Commission.

Mr. Grams 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. Bruender 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 10:03 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date