

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday January 8, 2014
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, 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. Kurt Anderson made a motion to approve the minutes from the November 6, 2013 Regular Planning Commission Meeting. Mr. 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 02--14

Fred and Karin Bock, Request for a conditional use permit for an elder care care-giving residential unit. The property is zoned conservation and agricultural and is located in part of the Northwest Quarter of the Northwest Quarter of Section 18, Decoria Township.

Mr. Schulte presented the staff report.

Mr. Bock provided a brief summary of his request.

There was no Township comment and no other public comment.

Mr. Femrite indicated that the proposal presented by staff appears to be workable.

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

PC 01-14

Blue Earth County, Notice of intention to enact an amendment to the Blue Earth County Zoning Ordinance also known as Chapter 24. Proposed amendment will allow Level II Home Occupation as a conditional use in the Agricultural and Conservation Zoned Districts of the Urban Fringe Overlay Districts.

Ms. Yamoah presented the staff report.

There was no public comment.

There was some discussion by the Planning Commission regarding the current standards of Level II Home Occupation.

Mr. Leary indicated to the Commission that the proposed amendment is not a review of the standards of Level II Home Occupations, but rather to allow Level II Home Occupation as a conditional use in the Agricultural and Conservation Zoned Districts within the Urban Fringe Overlay District.

There was also some discussion by the Commission regarding the results of pre-application meetings between applicants and the affected municipality. More specifically, must the applicant obtain approval of the request from the affected municipality?

Mr. Leary indicated that staff would likely recommend denial of a request that did not have approval from the affected municipality due to conflict of the request and their short term and long term plans.

Mr. Bruender stated that he had spoken with Brad Potter from the City of Eagle Lake. Mr. Potter had indicated he is comfortable with the proposed amendment with the understanding that the city would have a chance to review applications before they are formally reviewed by the county.

Mr. Leary indicated that the cities of Madison Lake and Mankato are of the same opinion.

Mr. Bruender commented on the earlier discussion of the Level II Home Occupation standards and acknowledged that some potential uses could be fairly sizable. He mentioned the potential size of an automotive repair shop operating as a Level II Home Occupation. He concurred with staff that the amendment is only to allow Level II Home Occupation as a conditional use in the UFD and the review is not of the standards that are currently in place.

Mr. Kurt Anderson indicated that whenever the county is presented with a Level I or Level II Home Occupation request, the Planning Commission has an opportunity to express potential need for conditions that are specific to the request, especially regarding Township requests. He added that the amendment is only to address the conflict between two governing entities within the UFD.

There was no further discussion by the Planning Commission.

Mr. Bruender made a motion to recommend approval of the proposed amendment to the County Board. Mr. Bill Anderson 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. Bruender and the meeting was adjourned at 8:06p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date