

**MINUTES**  
**Blue Earth County Planning Commission**  
**Regular Meeting**  
**Wednesday April 2, 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 March 5, 2014 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 07-14**

**Harvey & Beverly Hesse** - Request for a Conditional Use Permit to transfer a development right from the Southeast Quarter of the Northwest Quarter of Section 23, McPherson Township to the Northwest Quarter of the Northwest Quarter of Section 23, McPherson Township for the purpose of creating a second residential dwelling site.

Mr. Manderfeld presented the staff report.

The applicant was present. He indicated in 2003 he put some of the land in the Conservation Reserve Enhancement Program (CREP). This proposal will allow another generation to continue on the site.

Dave Ivers advised the Commission of his feedlot operation to the south. He indicated he has less than 50 animal units today, but could possibly apply for a permit to increase to more than 50 animal units at some point in the future. He added that he has no objection to the application submitted by Mr. Hesse, but hopes he would not encounter any objection to a possible variance application to increase the number of animal units permitted for his feedlot operation.

The Commission discussed the setback requirements. Mr. Manderfeld indicated that the current setback is 500 feet to Mr. Ivers feedlot with less than 50 animal units and added that if Mr. Ivers wished to expand his feedlot operation, the setback would increase to 1,500 feet. He added that there is already one home that would be impacted by a potential expansion proposal from Mr. Ivers. With the addition of a home by the Hesse family, two homes would be involved.

Mr. Femrite asked the applicants if they had any issue with a possible feedlot expansion request from Mr. Ivers.

Mr. Hesse stated they would have no issue with a feedlot expansion. He added that he had originally sold the feedlot site to Mr. Ivers and they have no issue with cattle being around.

Mr. Wood expressed his interest that a proper paper trail is created to verify the discussion and that the Hesse family would have no objection to the request.

Mr. Leary indicated that the discussion regarding a possible variance would be easy to document in the county's permitting program.

There was no further public comment.

Mr. Bruender made a motion to forward a recommendation of approval of the request to the County Board.

Mr. Bill Anderson seconded the motion which carried unanimously.

**5. OTHER BUSINESS**

Mr. Leary asked the Planning Commission if anyone was interested in attending the zoning workshop in St. Cloud. Bill Anderson expressed an interest.

**6. ADJORNMENT**

There was no further business. Mr. Jacques made a motion to adjourn the meeting which was seconded by Mr. Bill Anderson and the meeting was adjourned at 7:56 p.m.

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Planning Commission Chair

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Date

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Planning Commission Secretary

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Date