

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday May 7, 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 April 2, 2014 Regular Planning Commission Meeting. Mr. Bruender seconded the motion which carried unanimously.

3. AGENDA APPROVAL

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

4. OLD BUSINESS

PC 01-13

Peter Blethen and Jennifer Clock - Request for approval of the final plat of Prairie Lake Subdivision, a five lot, two outlot subdivision located in parts of the northwest and southwest quarters of Section 11, LeRay. The property includes conservation and agricultural zoning districts and is also within the Shoreland Overlay District of Madison Lake, a recreational development lake as defined by the DNR.

Mr. Leary advised the Commission that the applicant had recently submitted a letter requesting the review of the request be delayed until the June meeting. Mr. Leary suggested that the Commission table the meeting until the June meeting per the applicant's request.

Mr. Kurt Anderson made a motion to table the discussion on the item until the June meeting.

Mr. Wood seconded the motion and the motion carried.

5. NEW BUSINESS

PC 08-14

Kato Cycle Club- Request for a conditional use permit for a grading and filling project in a bluff zone. The proposal involves adding fill and repairing an existing cycle hill climb area. The property is zoned conservation and is located in the Southwest Quarter of the Northeast Quarter of Section 31, South Bend Township.

Mr. Manderfeld presented the staff report.

Bill Beranek was present on behalf of the cycle club. Mr. Beranek indicated that he and the club understand the need for proper erosion control. He added that the use of the grounds is family oriented and that a lot of time and effort has been involved trying to make it the best they can.

Dennis Odens, an engineer with Banner Associates, Inc. explained the HydroCAD model. Mr. Odens also explained the changes that had been made to the stormwater management plan since the initial review by Ryan Jones, an engineer with the Blue Earth County Soil and Water Conservation District.

Mr. Femrite asked if the hill climb will be used now.

Mr. Oden explained that the initial seeding will be a cover crop and will need to be reseeded following the first event. He added they will be using a tacifier to keep the seed mix on the slope. Additional erosion control measures will be implemented.

Mr. Kurt Anderson and Mr. Wood both indicated they had no further questions.

Mr. Femrite questioned the applicant's ability to maintain a vegetative cover with the use of the hill climb area.

Mr. Beranek stated that the hill climb will only be used for three events per year and the use will be limited. He added that hill climbers tend to follow the same path. If reseeded is needed, they will provide it. He ended his comments by stating that the hill climb had been there for more than 60 years.

Mr. Grams indicated he had no other questions.

Mr. Leary advised the Commission that the DNR comments had been revised twice. The original review did not reflect a complete review of the information submitted to them by staff. The second review was revised upon the submittal of additional information from Banner Associates, Inc.

There was no further discussion on the item.

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

Mr. Wood seconded the motion which carried unanimously.

PC 09-14

Darrell Anderegg - Request for a conditional use permit to construct one total confinement swine finishing barn capable of holding 1,250 finishing pigs (500 animal units). Said request will increase the total animal units for the site to 2,000. The site is located in the Agriculture District in the Southeast Quarter of the Northeast Quarter of Section 20, Le Ray Township.

Mr. Schulte presented the staff report.

The applicant and his son were present and had no comment.

There was no public comment.

Mr. Kurt Anderson indicated that the request appeared straight forward and that much of the information was already reviewed as part of the variance request heard a month earlier.

There was no further discussion.

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

Mr. Grams seconded the motion which carried unanimously.

PC 10-14

Blue Earth County - Request for a Conditional Use Permit to transfer a development right from the Southeast Quarter of the Southwest Quarter of Section 14, McPherson Township to the Northeast Quarter of the Northwest Quarter of Section 23, McPherson Township.

Ms. Yamoah presented the staff report.

There was no public comment.

Mr. Femrite stated the application seemed to be straight forward.

Mr. Bruender, Mr. Grams and Mr. Kurt Anderson all stated they had no further questions on the matter.

There was no further discussion.

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

Mr. Jacques seconded the motion which carried unanimously.

6. ADJORNMENT

There was no further business. Mr. Jacques made a motion to adjourn the meeting which was seconded by Mr. Bruender and the meeting was adjourned at 8:26 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date