

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday October 1, 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. County staff members Mark Manderfeld, Mike Schulte and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Kurt Anderson made a motion to approve the minutes from the September 3rd, 2014 Regular Planning Commission Meeting. Mr. Wood seconded the motion which carried unanimously.

3. AGENDA APPROVAL

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

4. NEW BUSINESS

PC 17-14

Scott and Corralee Borgmeier - Request for approval of the preliminary plat of Lakewood Drive Point, a two lot, three outlot subdivision located in parts of the southeast and southwest quarters of Section 3, LeRay Township. The property is zoned Rural Townsite and is within the Urban Fringe Overlay District of the City of Madison Lake and the Shoreland District of Madison Lake, a recreational development lake as defined by the DNR.

Mr. Leary presented the staff report.

The applicant was present and had no comment.

Warren Smith from Survey Services commented on the proposal. Mr. Smith advised the Commission that the three holding tanks on proposed Lot 2 have been removed and the remaining cabin on proposed Lot 2 will be hooked up to the Lake Washington Sewer District next week. Mr. Smith also commented on the buildable area calculations used for proposed Lot 1. Mr. Smith advised the Commission that the existing right-of-way (ROW) of Lakewood Drive as platted with Lakewood Estates includes 66 feet. The physical location of Lakewood Drive does not sit totally within the ROW. The center of the road is on the westerly line of the platted ROW. Because of this, additional ROW is being dedicated so there is 33 feet westerly of the centerline of the existing road.

Mr. Smith provided additional information on the calculation of the buildable area using the 10 foot setback. He added that 10 feet has been used to ensure that each lot has adequate top ground for a house, well and primary and secondary drainfields. In 2012 a definition of buildable area was added and did include reference to the principle structure setback.

Mr. Smith did indicate that the applicant had the option of leaving the eight seasonal cabins, some of which may have been in the wetland area. He stated that the proposal is favorable to the DNR.

Mr. Kurt Anderson asked for clarification of the cabins on the parcels listed as “exceptions” and if they were part of the original eight cabins on the property owned by the applicant.

Mr. Smith indicated that all eight original cabins were located on the property of the applicant. Two remain on proposed Lot 1 and one remains on proposed Lot 2. The others have all been removed. The three cabins Mr. Anderson referred to are not part of the proposal and were not part of the original eight cabins.

Mr. Bruender asked Mr. Smith if with the additional ROW, there is one acre of buildable area if measured from the centerline of the road. Mr. Smith said yes because the centerline of the road is along the westerly side of the ROW of Lakewood Drive as platted. They will add additional ROW on the west to have 33 feet of ROW on the west side of the road.

Mr. Bruender stated that the 10 foot setback requirement around the lot that has been used in the past is working and there is adequate buildable area of one acre. Mr. Smith concurred.

Mr. Femrite asked if a Stormwater Pollution Prevention Plan (SWPPP) was included.

Mr. Leary stated it was included as an attachment.

The SWPPP attachment was reviewed with the Commission including the proposed drainage pattern.

Mr. Femrite stated that the stormwater will flow to the wetland and to the lake and there is no infiltration or other stormwater management.

Mr. Leary recalled work that was done by the stormwater consultant and the calculations she presented indicated there was no increase in the amount of impervious surface from the replacement of the eight pre-existing seasonal cabins with two year round homes.

Mr. Leary added there is no proposal to change the private road.

There was some additional discussion involving the Lakewood Drive and its ROW. Mr. Smith indicated that the township has shown no intention of moving the road, but they instead have asked the applicant to dedicate additional ROW on the westerly side to be at least 33 feet from the centerline so the road could stay in its present location.

Mr. Femrite commented that the road leading to the property is just a private road and it would be difficult to construct the road to any specific standards. He also asked for clarification of the boundaries of proposed Lot 2. The boundaries were clarified.

There was no further discussion.

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 18-14

Nancy Doering - Request for approval of Preliminary and Final Plats of Bluhm Subdivision, a one lot and one outlot subdivision located in the Agricultural Zoned District in the Northeast Quarter and Southeast Quarter of the Southwest Quarter of Section 33, Decoria Township.

Mr. Manderfeld presented the staff report.

The applicant was present and had nothing to add.

John Veroeven of Prairie Land Surveying spoke on behalf of the applicant. He indicated it is a simple plat where the applicant is attempting to split the farmstead from the remaining farmland.

Alan Marble asked for clarification of the plat and asked if there was a lot proposed for a second home. Staff indicated that no additional development is proposed with this plat.

There was no other public comment.

Mr. Kurt Anderson stated it seemed like a fairly straight forward request. He followed with a motion to forward a recommendation of approval of the request to the County Board.

Mr. Jacques seconded the motion which carried unanimously.

5. OTHER BUSINESS

Mr. Leary advised the Commission that he had recently attended the 2014 Annual MACPZA conference in Rochester. He indicated there is an interest among other counties within Districts E and F to hold a workshop with Jay Squires or Scott Anderson to discuss variances and conditional use permits. The workshop would likely be in February and probably in Owatonna. Mr. Leary also indicated that Mr. Squires and Mr. Anderson, during their presentation at MACPZA, suggested counties review their bylaws with their commissions in an effort to avoid potential legal issues.

Mr. Wood asked if there was a possibility of having the Squires and Anderson workshop in Mankato because there may be a possibility of funding from the university.

ADJORNMENT

There was no further business. Mr. Wood made a motion to adjourn the meeting which was seconded by Mr. Grams and the meeting was adjourned at 8:40 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date