

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday June 3, 2015
7:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Lyle Femrite. Planning Commission members present were Bill Anderson, Kurt Anderson, Kip Bruender, Lyle Femrite Chuck Grams, and Berry Jacques. County staff members Mike Schulte, Ben Effah and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Kurt Anderson made a motion to approve the minutes from the May 6, 2015 Regular Planning Commission Meeting. Mr. Jacques seconded the motion which carried unanimously.

3. AGENDA APPROVAL

Mr. Leary indicated there was no change to the agenda.

4. NEW BUSINESS

PC 07-15

Stephen Woehrle - Request for a conditional use permit to cut and fill in a bluff impact zone for the purpose of stabilizing a slope to protect an existing dwelling. Said request is located in the Shoreland Overlay District of Madison Lake and the Conservation District in the Northeast Quarter of the Southwest Quarter of Section 02, LeRay Township.

Mr. Schulte presented the staff report.

The applicant was represented by Denny Lang, the general contractor.

There was no public comment.

Mr. Kurt Anderson stated he was familiar with the property, the contractor and the project engineer. He indicated his confidence in the design and workmanship of the project. Mr. Anderson questioned the need for a wetland delineation below the bluff for the placement of the rock bed designed to dissipate the energy of the tile line water collected from the project at the top of the bluff.

Mr. Leary stated that the intended location of the rock bed has not been identified. He added that other projects around Madison Lake have identified wetlands at the 1020 foot elevation. The base of the bluff is at an elevation of 1020 feet based on the topography information available to staff. Therefore a wetland delineation is requested.

Mr. Anderson continued with a motion to forward a recommendation of approval of the request to the County Board without proposed conditions 3 and 4. Mr. Jacques seconded the motion.

Mr. Jacques agreed with Mr. Anderson and the motion carried unanimously.

PC 09-15

Darwin and Noel Sorenson and Kyle and Jennifer Grenz - Request for a conditional use permit to open and operate an agricultural equipment and automotive repair business as a Level II Home Occupation. The property is zoned agricultural and is located in part of the SW quarter of the SW Quarter of Section 9, Garden City Township.

Mr. Effah presented the staff report.

The applicants were present and had no comment.

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

Mr. Bill Anderson proceeded with a motion to forward a recommendation of approval of the request to the County Board with the inclusion of the condition 14 requiring all buildings and parking areas associated with the proposed business to conform to the MN Handicap Accessibility Code and condition 15 requiring the proposed use to conform to all requirements of the Minnesota State Fire Code including the state rules regarding fire suppression/sprinkler systems and to approve the additional hours of operation.

Mr. Grams seconded the motion and the motion carried unanimously.

PC 10-15

Daryl and Cynthia Guentzel and Michael Guentzel - Request for a conditional use permit to construct and operate an agricultural supply business. The proposed business will include the storage and sale of agricultural seed, farm chemicals and agricultural fertilizers. The property is zoned agricultural and is located in NW quarter of the SW quarter of Section 32 Jamestown Township.

Mr. Effah presented the staff report.

The applicant was present and had no initial comment.

Greg Marx asked if a home would be constructed with the proposal.

Mr. Femrite advised Mr. Marx that the home would be required as part of a separate proposal.

Mr. Marx asked about the land area of the proposal.

Mr. Guentzel provided an explanation of the land area involved.

Robert Lamont commented on the existing agricultural supply business located at Daryl Guentzel's property. He indicated that he could see no need to move the business and that the road has enough traffic already.

Mr. Lamont also commented on the runoff. He indicated that it flows in two directions and both lead to a slough.

Mr. Lamont finished his comments by stating that the applicants have alternative locations for this business.

There was some discussion by the planning commission and staff regarding the need for a stormwater pollution prevention plan (SWPPP).

Mr. Lamont addressed the commission again. He asked what impact the proposal may have on nearby property values. Mr. Femrite responded that the commission is not in a position to comment.

Gerry Hodapp stated that all water from the site will flow across his property. He asked if equipment would be washed on site.

Mr. Guentzel indicated that if the site has more than one acre of impervious surface, the site will have a stormwater pond and all drainage will be calculated.

Mr. Lamont asked what would happen if there were any chemical spills.

Mr. Femrite indicated there is always that potential.

Mr. Leary stated that in the event of a spill, the Minnesota State Duty Officer would need to be notified. Mr. Femrite asked the applicant to explain the yearly activities. Mr. Guentzel responded stating that most of the activity would be during the spring and summer with some activity in the fall. There are other times of the year when product will be delivered to the warehouse site.

Mr. Hodapp asked if the site can be rezoned and expanded.

Mr. Leary responded stating that this conditional use permit application is specific to this request. Any expansion would require approval of a new conditional use permit.

There was no further discussion.

Mr. Bruender made a motion to forward a recommendation of approval of the request to the County Board. Mr. Kurt Anderson seconded the motion which carried unanimously.

PC 11-15

Daryl and Cynthia Guentzel and Michael Guentzel - Request for a conditional use permit to construct and operate a Level II Home Occupation. The proposed Home Occupation will include a gravel trucking business, a custom agricultural application business and snow plow business. The property is zoned agricultural and is located in the NW quarter of the SW quarter of Section 32 Jamestown Township.

Mr. Effah presented the staff report.

The applicant was present and had no comment.

Greg Marx asked if it is the intended building is the same as the agricultural product warehouse.

Mr. Femrite explained the proposed site plan to the audience.

Mr. Guentzel stated that the entire site is less than four acres.

Mr. Lamont asked how many trucks would be involved.

Mr. Guentzel stated that he has five trucks now but may be cutting back.

Mr. Lamont asked if all of the trucks would be stored inside.

Mr. Guentzel responded that is the plan and that is why the building is needed.

Mr. Femrite asked how many employees would be involved. Mr. Guentzel said six.

There was no further discussion.

Mr. Kurt Anderson made a motion to forward a recommendation of approval of the request to the County Board with the conditions prepared by staff. Mr. Bill Anderson seconded the motion which carried unanimously.

5. OTHER BUSINESS

There was some discussion by the planning commission concerning the solar energy ordinance. Members of the Commission also mentioned that broadband internet coverage has become very slow. Getting broadband internet coverage to all rural areas is a concern.

ADJOURNMENT

There was no further business. Mr. Chuck Grams made a motion to adjourn the meeting which was seconded by Mr. Jacques and the meeting was adjourned at 8:30 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date