

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday August 5, 2015
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:40 p.m. by Kurt Anderson. Planning Commission members present were Bill Anderson, Kurt Anderson, Kip Bruender, Chuck Grams, Berry Jacques and Joe Smentek. County staff members Aaron Stubbs, Chris Meeks, Ben Effah and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Bill Anderson made a motion to approve the minutes from the July 1, 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. Mr. Leary introduced Chris Meeks as the new county feedlot officer.

4. NEW BUSINESS

PC 14-15

James and Brenda Tacheny - Request to transfer the residential development right from the Southwest Quarter of the Southeast Quarter of Section 30 LeRay Township to the Northeast Quarter of the Southwest Quarter of Section 30 LeRay Township.

Mr. Effah presented the staff report.

The applicants were represented by their son Adam Tacheny. Mr. Tacheny had no comment.

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

Mr. Bruender proceeded with a motion to forward a recommendation of approval of the request to the County Board with the conditions as presented by staff. Mr. Smentek seconded the motion.

Mr. Grams asked about the future access to the intended area of development. He also asked if the access will require an access permit from the road authority.

Mr. Leary stated the applicant has indicated the new access would be to the north of the receiving quarter-quarter. He added, a wetland delineation has been completed. He agreed that an access permit would be required from MNDOT.

The Commission moved on by passing the motion unanimously.

PC 15-15

Larry Ward and Steve & Jane Krenik - Request for review of the preliminary plat of Kopp Farm, a subdivision plat consisting of three lots and two outlots. The property is located in the west half of the Southwest Quarter of Section 25, Jamestown Township and is zoned Agricultural.

Mr. Effah presented the staff report.

The applicants were present and had no comment.

Kurt Anderson indicated the request was pretty straight forward. He also referenced the variance that was approved relating to this proposal at the July Board of Adjustment meeting.

There was no other comment.

Bill Anderson made a motion to recommend approval of the request on to the County Board.

Mr. Jacques seconded the motion which carried unanimously.

PC 16-15

Alliance Pipeline / Inter-Fluve - Request for a conditional use permit for the movement or placement of more than 50 cubic yards of material in the Shoreland Overlay District. The property includes a natural gas pipeline and due to recent changes in the stream bank, the owner of the pipeline is proposing a stream bank restoration project to protect the location of the pipeline. The property is zoned Conservation and is in the Shoreland Overlay District of a tributary stream leading to the LeSueur River and is located in the Northwest Quarter of the Southeast Quarter of Section 14, McPherson Township.

Mr. Stubbs presented the staff report.

Ben Swanson was present on behalf of Inter-Fluve. Mr. Swanson had little comment.

There was no public comment.

Mr. Grams asked if the proposal will cover both of the pipelines in the area. Mr. Swanson indicated this proposal will only cover the Alliance pipeline. He added that the Kinder Morgan pipeline is 50 feet away.

Bill Anderson made a motion to recommend approval of the request on to the County Board.

Mr. Grams seconded the motion which carried unanimously.

PC 17-15

Harvey W. & Beverly J. Hesse - Request for review of the preliminary plat of Sunrise Acres, a subdivision plat consisting of one lot and one outlot. The property is located in the Northwest Quarter of the Northwest Quarter of Section 23, McPherson Township. The property is zoned Conservation and includes areas in the Shoreland Overlay District of the LeSueur River.

Mr. Stubbs presented the staff report.

The applicants were present. Mr. Hesse indicated he wants to sell a portion of his land to his daughter. He also discussed the one outlot which is enrolled in the Conservation Reserve Enhancement Program (CREP).

There was little discussion by the Planning Commission.

Mr. Smentek proceeded with a motion to forward a recommendation of approval of the request to the County Board. Mr. Grams seconded the motion and the motion carried unanimously.

ADJOURNMENT

There was no further business. Mr. Bruender 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