

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

1. CALL TO ORDER

The meeting was called to order at 7:55 p.m. by Chairman 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. Grams made a motion to approve the minutes from the September 2, 2015 Regular Planning Commission Meeting. Mr. Smentek seconded the motion which carried unanimously.

3. AGENDA APPROVAL

Mr. Leary advised the Commission that the Mapleton area solar proposal has been removed from the original agenda.

4. NEW BUSINESS

PC 24-15

Anthony and Catharine Nass - Request for review and approval of the Preliminary Plat of the Nass Subdivision. A subdivision plat consisting of one lot and two outlots. The property is located in the Northwest Quarter of the Northwest Quarter of Section 36, Sterling Township and is zoned Conservation. The property is also located in the Shoreland Overlay District of Lura Lake which is listed as a Natural Environment Lake by the Minnesota DNR.

Mr. Effah presented the staff report.

The applicants were present. Mr. Nass referenced a previous discussion at the September County Board meeting regarding the property line setback to the lot line dividing the proposed lot and the out lot. Mr. Leary indicated the required setback to the property line is 50 feet. He added that no plans for the actual location of the house have been submitted, but it appears there is sufficient room for a future house to meet the required setback.

There was no further public comment.

Following the discussion, Mr. Bill Anderson made a motion to forward a recommendation of approval of the request to the County Board. Mr. Smentek seconded the motion and the motion carried unanimously.

PC 25-15

Harvey and Beverly Hesse - Request for review and approval of the Final 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 which is listed as an Agricultural River by the Minnesota DNR.

Mr. Stubbs presented the staff report.

The applicants were present. Hr. Hesse indicated they have a party interested in purchasing the proposed lot. He added that he is not familiar with the recording issue.

The members of the Planning Commission indicated no issues or concern with the proposal.

There was no further public comment.

Following the discussion, Mr. Smentek made a motion to forward a recommendation of approval of the request to the County Board. Mr. Bruender seconded the motion and the motion carried unanimously.

PC 26-15

Larry Ward and Steve & Jane Krenik - Request for review and approval of the Final 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.

The members of the Planning Commission indicated they had no issues or concern with the proposal.

There was no further public comment.

Following the discussion, Mr. Bruender made a motion to forward a recommendation of approval of the request to the County Board. Mr. Jacques seconded the motion and the motion carried unanimously.

PC 27-15

Robert A & Virginia Erlandson and Brad & Kay Schultz

Request for review and approval of a Conditional Use Permit for the movement or placement of more than 50 cubic yards of material within the Bluff Impact Zone. The property is zoned Conservation and is located on part of the Southwest Quarter of the Northeast Quarter of Section 19, Decoria Township.

Mr. Stubbs presented the staff report.

Brad Schultz was present. Mr. Schultz indicated he has been working on this project since May and the project started as the result of a collapsed tile. He added that he has a recorded easement with the owners of the property.

Mr. Schultz questioned condition number one recommended by staff requiring a review of the septic system serving the Erlandson home. Mr. Schultz advised the Planning Commission that his proposal has nothing to do with the Erlandson septic system and that the project is only to provide access to his own nearby property.

Mr. Schultz also discussed the proposed 2 foot horizontal to one foot vertical back slope proposal as designed by Bolton & Menk Engineering. Mr. Schultz added that the 2 to 1 back slope will allow the project to minimize the impact on the nearby wetlands and that they have submitted a wetland deminimus application.

Kristy Keinz advised the commission that Mr. Schultz has a 33 foot access easement. She added that nothing has been done to the access path and Mr. Schultz has already gone on to both the Keinz and the Erlandson property. She also questioned Mr. Schultz ability to provide adequate erosion control.

Mr. Schultz indicated he has purchased a 33 foot access easement and that he is using eight feet of it. It currently has corn on both sides of it. Mr. Schultz also addressed Ms. Keinz erosion control concerns. He stated this is a repair project and without it he will not have access to his property.

Ms. Keinz advised the commission that she and her husband had constructed a garage and were not allowed to bring in fill.

Mr. Leary stated that the grading and filling project is to replace an existing failing crossing.

Mr. Leary indicated to the commission that he had spoken with Planning Commission member Lyle Femrite and that Mr. Femrite questioned the need for the septic review considering the project has no direct involvement with the Erlandson home and septic.

Kurt Anderson also questioned the condition requiring septic review. All of the other commission members seemed to agree.

Following the discussion, Mr. Bruender made a motion to forward a recommendation of approval of the request to the County Board with the removal of the condition requiring septic review and using the 2 to 1 back slope design. Mr. Bill Anderson seconded the motion and the motion carried unanimously.

ADJOURNMENT

There was no further business. Mr. Smentek made a motion to adjourn the meeting which was seconded by Mr. Grams and the meeting was adjourned at 9:10 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date