

MINUTES

Blue Earth County Planning Commission

Regular Meeting

Wednesday August 7, 2019

7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:50 p.m. by Chairman Lyle Femrite. Planning Commission members present were Bill Anderson, Kurt Anderson, Kip Bruender, Lyle Femrite, Barry Jacques and Michael Riley. County staff members Garrett Rohlfiing, Aaron Stubbs and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Jacques made a motion to approve the minutes of the July 3rd, 2019 Planning Commission meeting. Mr. Bruender seconded the motion which carried unanimously.

3. APPROVAL OF AGENDA

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

4. NEW BUSINESS

PC 16-19

Timothy & Rachel Wentz - Request for review and approval of a Conditional Use Permit to allow an attached Elder Care Residential Unit to be constructed onsite. The property is zoned Conservation and is located in part of the Southwest Quarter of the Northeast Quarter of Section 28, South Bend Township.

Mr. Rohlfiing presented the staff report.

The applicant was present and had no additional comments.

There was no public comment.

Mr. Kurt Anderson made a motion to forward a recommendation of approval to the County Board with the findings proposed by staff. Mr. Bruender seconded the motion which carried unanimously.

PC 17-19

Dennis Arduser - Request for review and approval of a Conditional Use Permit to operate a forklift repair and sales business as a Level II Home Occupation. The property is zoned Agricultural and is located in the Northwest Quarter of the Northwest Quarter of Section 30, Ceresco Township.

Mr. Leary presented the staff report.

The applicant was present and had no additional comments.

There was no public comment.

Mr. Femrite commented on the thorough report.

Mr. Bruender made a motion to forward a recommendation of approval to the County Board with the findings proposed by staff. Mr. Bill Anderson seconded the motion which carried unanimously.

PC 18-19

Staples Oil Company - Request for review and approval of a Conditional Use Permit to operate a bulk fuel sales and storage facility capable of storing up 160 thousand gallons of bulk fuel. The site is zoned Heavy Industrial and is also located within the Urban Fringe Overlay District of the City of Mankato. All located in part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 20, South Bend Township.

Mr. Leary presented the staff report.

The applicants were present and indicated they looked forward to cleaning up the property.

Tom Kwolek asked for clarification on the number of trucks.

Ryan Gilbertson, representing Staples Oil, stated there would be one bulk fuel delivery truck and two tractor-trailer semi units.

Mr. Kwolek asked about the proposed fence for the storage facility.

Mr. Gilbertson stated it would be a traditional chain-linked fence.

Mr. Kwolek expressed his concern with potential spills in proximity to Minneopa Creek. He also indicated that the highway is already experiencing some damage.

Craig Beckman, Manager of Minneopa State Park, asked how often the storage containment area is inspected.

Mr. Gilbertson responded saying it is inspected weekly and monthly. He said the weekly inspections involve a walk-around, and the monthly inspections from which records are provided to the MPCA.

Mr. Beckman asked if there would be on-site sales.

Mr. Gilbertson provided a detailed response. In summary, there is no walk-up service. *(It should be noted that not all of Mr. Gilbertson's comments were audible on the recording as he did not approach the podium and use the microphone.)*

Mr. Beckman indicated that just under 300,000 people visit the State Park each year. He asked if truck trips will increase.

Mr. Gilbertson stated that operations are currently small, and the bulk fuel delivery truck is maxed out. *(It should be noted that not all of Mr. Gilbertson's comments were audible on the recording as he did not approach the podium and use the microphone.)*

Doug Cramblit commented on a previous use of the property for concrete and asphalt crushing and indicated numerous trucks entered and left the property daily.

There was no further public comment.

Mr. Femrite opined that the use would fit the area.

Mr. Kurt Anderson acknowledged the proximity to the state park and some sensitive areas. He said it is zoned Heavy Industry and that it is a rather small use vs. other possible uses in the district. He added that it is a highly regulated industry and that he was confident the applicants will make a go of it, and to do so, will need to follow the regulations of the MPCA to the letter.

Mr. Femrite commented on the required containment system.

Mr. Jacques commented on the layout of the proposal relative to the railroad tracks. He indicated he was concerned with the potential derailment of a nearby train and the possibility of damaging the storage tanks. He said the proposal is 65 feet from the centerline of the tracks and opined that a 65-foot buffer is pretty good for providing a buffer for possible derailments.

There was no further discussion.

Mr. Kurt Anderson made a motion to forward a recommendation of approval to the County Board with the findings proposed by staff. Mr. Riley seconded the motion which carried unanimously.

PC 19-19

Florence Beyer - Request for review and approval of the Preliminary and Final Plat of the Schoneck Addition Subdivision. A subdivision that will result in the creation of one lot and one Outlot. The properties involved are zoned Rural Residence. The project area is located in the Northern Half of the Northwest Quarter of the Southeast Quarter of Section 33, Danville Township.

Mr. Rohlring presented the staff report.

The applicant was present and had no additional comments.

There was no public comment.

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

Mr. Bill Anderson seconded the motion which carried unanimously.

PC 20-19

Crystal Valley Cooperative - Request for review and approval of a Map Amendment. The proposed Map Amendment would re-zone the property from Heavy Industrial to Highway Business to accommodate a change of use. The property is located in part of the Northeast Quarter of the Northeast Quarter of Section 6, Garden City Township.

Mr. Stubbs presented the staff report.

The applicant was present and had no additional comments.

There was no public comment.

Mr. Bill Anderson made a motion to forward a recommendation of approval to the County Board with the findings proposed by staff. Mr. Jacques seconded the motion which carried unanimously.

PC 21-19

Gary and Nicole Hager- Request for review Request for review and approval of a Conditional Use Permit to operate a Farm Winery. The property is zoned Agricultural and is located in part of the Northeast Quarter of the Northeast Quarter of Section 16, LeRay Township.

Mr. Leary presented the staff report.

The applicant was present and had no additional comments.

There was no public comment.

There was some discussion on the hours of operation. Staff indicated that allowable hours are from 12:00 noon to 9:00 p.m. Friday through Sunday, but the applicant’s proposal is to operate from 12:00 noon to 8:00 p.m. Friday through Sunday.

Mr. Bruender made a motion to forward a recommendation of approval to the County Board with recommendations proposed by staff. Mr. Kurt Anderson seconded the motion which carried unanimously.

5. ADJOURNMENT

Mr. Jacques made a motion to adjourn the meeting. Mr. Bruender seconded the motion and the meeting was adjourned at 9:20 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date