

MINUTES

Blue Earth County Board of Adjustment

Regular Meeting Wednesday September 7, 2016

7:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:30 P.M. by Chairman Lyle Femrite. Board of Adjustment members present were Bill Anderson, Kurt Anderson, Lyle Femrite, Chuck Grams and Barry Jacques. Planning & Zoning staff members Chris Meeks, Aaron Stubbs, and George Leary were also present.

2. APPROVAL OF MINUTES

Berry Jacques made a motion to approve the minutes from the July 6, 2016 and August 3, 2016 regular meetings of the Board of Adjustment. Bill Anderson seconded the motion which carried unanimously.

3. APPROVAL OF AGENDA

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

4. NEW BUSINESS

BOA 11-16

Cinda Weimert - Request for review and approval of a variance to reduce the required minimum elevation for the lowest floor of a residential structure from 1021.98 to 1020.3 (NGVD29) for the purpose of constructing a new residential structure. The property is zoned Rural Residence and is also located within the Shoreland Overlay District of Madison Lake and the Urban Fringe Overlay District of the City of Madison Lake. The property is described as Lot 19 of the Lake View Heights Subdivision No. 2 and is located in part of the Northwest Quarter of the Southwest Quarter of Section 2, Le Ray Township

Mr. Stubbs presented the staff report.

The applicant was present and provided some additional photos to the Board of Adjustment.

Ryan Lagow, a neighboring resident and property owner expressed his concern with stormwater drainage. Mr. Lagow indicated that since the fill was placed on the Weimert property, the stormwater has been redirected to his property to the south and it flows through his property.

Mr. Leary advised the Board that the previous property owners had hired a consulting engineer to address the potential stormwater issues with the development of the lot. He added that the stormwater drainage plan calls for two stormwater inlets near the township road that will carry the stormwater across the Weimert property and discharge near the lake.

Mr. Femrite commented on the thoroughness of the staff report and agreed that the site was low.

Kurt Anderson concurred with Mr. Femrite. He added that he is very familiar with the property. Mr. Anderson stated there has been some discussion regarding the need for the 18 inch drainage pipe and stated the pipe may be modified to a six inch pipe. He also stated that the majority of the lots in the area have been raised and the construction will be a compliment to the neighborhood.

There was no further discussion.

Following the discussion, Kurt Anderson made a motion to approve the variance request and to adopt the findings as proposed by staff.

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

BOA 12-16

LeRay Township - Request for review and approval of a multiple component variance to allow for the construction of a 60' x 60' replacement of the LeRay Township Hall. The structure is also intended to be used for the storage of maintenance equipment. The variance includes the following components: to reduce the required setback to the centerline of County Road 184 from 130 feet to 50 feet, to reduce the required setback to the centerline of CSAH 37 from 130 feet to 69 feet, to reduce the required setback to the right-of-way US Highway 14 from 100 feet to 80 feet and to increase the allowed impervious surface coverage from 65% to 89%. The property is zoned Highway Business and is located in the Northeast Quarter of the Northeast Quarter of Section 25, LeRay Township.

Aaron Stubbs presented the staff report.

Don Schneider was present on behalf of the Township. Mr. Schneider advised the Board of the structural issues of the existing structure. He added that the proposed site is the logical spot.

There was no public comment and little discussion by the Board of Adjustment.

Following the discussion, Kurt Anderson made a motion to approve the variance request and to adopt the findings as proposed by staff.

Bill Anderson seconded the motion and the motion carried unanimously.

BOA 13-16

Terrace View Condominium Association of Home Owners - Request for review and approval of a variance to reduce the required front yard setback to the center of a private road from 65 feet to 30 feet and to reduce the required rear yard setback from 30 feet to 10 feet for the purpose of constructing a single family dwelling. The property is zoned Rural Townsite and is within the Urban Fringe Overlay District of the City of Mankato. The property includes Lots 1 and 2 of Block 2 of Terrace View Golf Course and is located in part of the Southwest Quarter of the Northeast Quarter of Section 4, Decoria Township.

Mr. Leary presented the staff report.

The applicants were present.

There was no public comment.

Mr. Femrite opined that it is a good utilization of space.

Kurt Anderson commented on the 20 foot garage apron and questioned if it was adequate for today's vehicles and if there is adequate off street parking.

Rosie Brunmeier from the Home Owners Association indicated the private road is not to be used for vehicle parking but there are other designated parking areas.

There was no further discussion.

Following the discussion, Bill Anderson made a motion to approve the variance request and to adopt the findings as proposed by staff.

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

5. OTHER BUSINESS

Review and adoption of By-Laws and Procedures

Mr. Femrite provided a brief overview of the events leading up to the final review and adoption. He added that it is a well written document.

Kurt Anderson concurred and added it was good to have the County Attorney's office review the proposal. He offered his appreciation for the workshop at which Scott Anderson spoke.

There was no public comment.

Following the discussion, Mr. Jacques made a motion to adopt the By-Laws and Procedures as proposed.

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

6. ADJOURNMENT

Mr. Grams made a motion to adjourn the meeting. Bill Anderson seconded the motion and the meeting was adjourned at 8:05 p.m.

Board of Adjustment Chair

Board of Adjustment Secretary