

**MINUTES**

**Blue Earth County Board of Adjustment  
Regular Meeting Wednesday December 7, 2016  
7:00 p.m.**

**1. CALL TO ORDER**

The meeting was called to order at 7:00 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 September 7, 2016 regular meeting of the Board of Adjustment. Mr. Grams seconded the motion which carried unanimously.

**3. APPROVAL OF AGENDA**

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

**4. NEW BUSINESS**

**BOA 14-16**

**Matthew Lantz and G&A Wendinger Farms LLC** - Request for review and approval of a variance to reduce the minimum lot size for a feedlot of 1,000 Animal Units or greater from 40 acres to approximately 33 acres for the purpose of a future expansion of an existing total confinement hog finishing operation. The property is zoned Agricultural and is located in part of the Southeast Quarter of the Southeast Quarter of Section 17, Lincoln Township.

Mr. Meeks presented the staff report.

Mr. Lantz was present and had no further comment.

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

The Board moved on to the Findings of Fact Checklist.

**FINDINGS OF FACT**

**SUPPORTING/DENYING A VARIANCE**

Name of Applicant: Matthew Lantz and G&A Wendinger Farms LLC

Date: 12/07/2016

Parcel #: R41-11-17-400-003 Variance Application #: BOA 14-16

The criteria for the granting of a variance are set forth in Chapter 24 of the Blue Earth County Ordinance, Section 24-48(j). Variances will only be issued when the Board of Adjustment answers “Yes” to each of the six questions set forth below.

- 1. Is the variance in harmony with the general purposes and intent of the official control? Yes as outlined by County staff.

2. Is the variance consistent with the goals and policies of the comprehensive plan (also referred to as the “Blue Earth County Land Use Plan”)? All indicated yes.
3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control? All indicated yes.
4. Is the need for the variance due to circumstances unique to the property and not created by the landowner? All indicated yes.
5. Will the issuance of the variance maintain the essential character of the locality? All indicated yes.
6. Does the need for the variance involve more than economic considerations? All indicated yes.

Following the discussion, Bill Anderson made a motion to approve the variance with the conditions outlined by staff.

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

## **5. OTHER BUSINESS**

The Board briefly discussed quarter-quarter sections vs. what is sometimes referred to as a 40. It was acknowledged that in many instances the quarter-quarter section of land does not actually include exactly 40 acres.

## **6. ADJOURNMENT**

Mr. Jacques made a motion to adjourn the meeting. Mr. Grams seconded the motion and the meeting was adjourned at 7:26 p.m.

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Board of Adjustment Chair

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Board of Adjustment Secretary