

MINUTES

**Blue Earth County Board of Adjustment
Regular Meeting Wednesday May 3, 2017
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, Barry Jacques and Joe Smentek. Planning & Zoning staff members Chris Meeks, Aaron Stubbs, and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Jacques made a motion to approve the minutes from the April 5, 2017 regular meeting of the Board of Adjustment. Mr. Smentek seconded the motion which carried unanimously.

3. APPROVAL OF AGENDA

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

4. NEW BUSINESS

BOA 06-17

Myles and Marcene Bromeling - Request for review and approval of a variance to reduce the required dwelling to feedlot setback from 1,000 feet to 700 feet for the purpose of replacing a house on an existing farm site. The property is zoned Agricultural and is located in the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 21, LeRay Township.

Mr. Meeks presented the staff report.

The applicants were present and had no comment. And there was no comment from the public.

Mr. Kurt Anderson stated the findings prepared by staff were well presented and thoroughly outlined justification of the variance.

The Board moved on to the Findings of Fact Checklist

FINDINGS OF FACT

SUPPORTING/DENYING A VARIANCE

Name of Applicant: Myles and Marcene Bromeling

Date: 05/03/2016

Parcel #: R39.10.21.400.006 Variance Application #: BOA 06-17

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? All indicated yes.

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.

There was no further discussion. Mr. Smentek made a motion to approve the variance based on the findings prepared by staff and the conditions proposed.

Mr. Kurt Anderson seconded the motion and the motion carried unanimously.

BOA 07-17

John Massa - Request for review and approval of a variance to reduce the required side yard setback from 15 feet to 10 feet to accommodate a 24' x 25' addition to an existing attached garage. The property is zoned Rural Residence and is described as Lot 1, Block 2 of River Heights Estates No. 1. The property is located in the Southeast Quarter of the Northeast Quarter of Section 13, Rapidan Township.

Mr. Stubbs presented the staff report.

The applicant was present and had no comment.

Ray Cornelius was present on behalf of Rapidan Township. Mr. Cornelius had no further comment from the Township.

Mr. Femrite indicated the parameters of the variance were well presented by the staff report.

Mr. Smentek asked staff if there is an issue with the driveway crossing the property line. Mr. Stubbs explained that the property line survey pins had been exposed and the driveway does not cross the property line.

Mr. Kurt Anderson thanked the applicant for coming forward with his request beforehand rather than with an after-the-fact variance as we have seen in other instances.

Mr. Femrite acknowledged the proposal does not increase impervious surface area.

The Board moved on to the Findings of Fact Checklist

**FINDINGS OF FACT
SUPPORTING/DENYING A VARIANCE**

Name of Applicant: John Massa

Date: 05/03/2016

Parcel #: R48.13.13.276.006 Variance Application #: BOA 07-17

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? All indicated yes.
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.

There was no further discussion. Mr. Bill Anderson made a motion to approve the variance based on the findings prepared by staff and the conditions proposed.

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

5. ADJOURNMENT

Mr. Smentek made a motion to adjourn the meeting. Mr. Bill Anderson seconded the motion and the meeting was adjourned at 7:31 p.m.

Board of Adjustment Chair

Board of Adjustment Secretary