

MINUTES

Blue Earth County Board of Adjustment Regular Meeting Wednesday June 7, 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 Aaron Stubbs, and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Smentek made a motion to approve the minutes from the May 3, 2017 regular meeting of the Board of Adjustment. Mr. 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 08-17

Samuelson Hardwoods Inc. - Request for review and approval of a variance to reduce the lot size requirement from one acre to approximately 0.5 acres, and to reduce the lot depth requirement from 150 feet to approximately 62 feet to allow an existing developed property to be split from a larger parcel that is separated by a County Highway. The property is zoned Light Industrial and is located within the mapped floodplain area of the Blue Earth River, and the Urban Fringe Overlay District of the City of Mankato. The property is located in part of the Northwest Quarter of the Southwest Quarter of Section 23, South Bend Township.

Mr. Leary presented the staff report.

Don Zernechel was present on behalf of the applicants. Mr. Zernechel indicated the applicants are out of town for work and added that he has lived at the site for 30 years.

Sharron Schaller asked about an area of right-of-way that extends to the east.

Mr. Zernechel explained there is a culvert that crosses the road and this is a drainage area for that watershed.

Mr. Kurt Anderson stated the findings prepared by staff were well presented and thorough.

The Board moved on to the Findings of Fact Checklist

FINDINGS OF FACT

SUPPORTING/DENYING A VARIANCE

Name of Applicant: Samuelson Hardwoods Inc.

Date: 06/07/2017

Parcel #: R50.08.23.326.007 Variance Application #: BOA 08-17

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 09-17

Kelly Meger - Request for review and approval of a variance to reduce the required feedlot to dwelling setback from 1,000 feet to 900 feet for the purpose of replacing an existing house on a currently developed residential property. The property is zoned Agricultural, and is located in part of the Northwest Quarter of the Southwest Quarter of Section 29, Jamestown Township.

Mr. Stubbs presented the staff report.

The applicant was present and had no comment.

There was no public comment.

Mr. Kurt Anderson asked staff about vehicles located near the grove on the property. Mr. Stubbs indicated that staff had met with the applicant on site and the vehicles in question have been removed from the property.

The Board moved on to the Findings of Fact Checklist

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

Name of Applicant: Kelly Meger Date: 06/07/2017

Parcel #: R37.05.29.300.001 Variance Application #: BOA 09-17

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. Mr. Smentek added that the house was present prior to the addition of setback regulations.
6. Does the need for the variance involve more than economic considerations? All indicated yes.

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

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

5. ADJOURNMENT

Mr. Smentek made a motion to adjourn the meeting. Mr. Jacques seconded the motion and the meeting was adjourned at 7:35 p.m.

Board of Adjustment Chair

Board of Adjustment Secretary