

MINUTES

Blue Earth County Board of Adjustment Regular Meeting Wednesday July 5, 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 Garrett Rohlfing were also present.

2. APPROVAL OF MINUTES

Mr. Smentek made a motion to approve the minutes from the June 7, 2017 regular meeting of the Board of Adjustment. Mr. Kurt Anderson seconded the motion which carried unanimously.

3. APPROVAL OF AGENDA

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

4. NEW BUSINESS

BOA 10-17

Carl & Amy Peterson - Request for review and approval of a variance to reduce the required feedlot to dwelling setback from 1,000 feet to 650 feet for the purpose of building a new home on a previously developed residential property. The property is zoned Agricultural, a small portion on the east side of the property is also within the Shoreland Overlay district of an unnamed Tributary Stream. All located within part of the Western Half of the Southeast Quarter of Section 26, Ceresco Township.

Mr. Stubbs presented the staff report.

The applicant was present and had no comment.

There was no public comment.

Mr. Smentek asked whether or not the applicants could meet the buffer related condition by using alternative practices.

Mr. Stubbs stated that the applicants had already been in contact with the SWCD, and they had a plan to have the buffer installed by the required date.

The Board moved on to the Findings of Fact Checklist

FINDINGS OF FACT

SUPPORTING/DENYING A VARIANCE

Name of Applicant: Carl & Amy Peterson

Date: 07/05/2017

Parcel #: R33.16.26.400.003 Variance Application #: BOA 10-17

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. OTHER BUSINESS

Mr. Stubbs introduced Garrett Rohlring, the new County Feedlot Officer, to the Board of Adjustment.

Mr. Femrite welcomed Mr. Rohlring, and asked about his first job related tasks.

Mr. Rohlring stated that he was starting with feedlot inspections. He informed the Board that he was a feedlot inspector at a neighboring county before he accepted this position.

6. ADJOURNMENT

Mr. Jacques made a motion to adjourn the meeting. Mr. Smentek seconded the motion and the meeting was adjourned at 7:20 p.m.

Board of Adjustment Chair

Board of Adjustment Secretary