

MINUTES

**Blue Earth County Board of Adjustment
Regular Meeting Wednesday August 2, 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, Garrett Rohlring, and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Kurt Anderson made a motion to approve the minutes from the July 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 11-17

Triple R Pork, LTD - Request for review and approval of a variance to increase the maximum number of allowable County Animal Units from 3,000 to 3,500 for an existing feedlot. The project includes the conversion of the existing farrowing components of a farrow to finish facility to a swine finishing only. The current swine facility is permitted for 2,220 animal units. The property is zoned Agricultural and is located in the northeast quarter of the southeast quarter of Section 9, Vernon Center Township.

Mr. Rohlring presented the staff report.

The applicant was present. He advised the Board of the need for change of the operation for future generations. He added that the swine industry has changed over the past 15 years and to remain sustainable, they must also change. He advised the Board that less manure will be produced by a finishing only site vs. a farrow to finish operation. This is due to the lower water usage by a finishing operation vs. farrowing.

There was no public comment.

Mr. Kurt Anderson stated that the information presented indicates the applicant has meet all of the criteria.

The Board moved on to the Findings of Fact Checklist

FINDINGS OF FACT

SUPPORTING/DENYING A VARIANCE

Name of Applicant: Triple R Pork, LTD

Date: 08/02/2017

Parcel #: R52-17-09-400-010 Variance Application #: BOA 11-17

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

5. ADJOURNMENT

Mr. Jacques made a motion to adjourn the meeting. Mr. Bill Anderson seconded the motion and the meeting was adjourned at 7:18 p.m.

Board of Adjustment Chair

Board of Adjustment Secretary