

MINUTES

Blue Earth County Board of Adjustment

Regular Meeting

Wednesday April 3, 2019

7:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Vice Chairman Kurt Anderson. Board of Adjustment members present were Bill Anderson, Kurt Anderson, Barry Jacques and Joe Smentek. Staff members Aaron Stubbs, Garrett Rohlffing, George Leary, and Meghan Bajula-Hagen were also present.

2. APPROVAL OF MINUTES

Mr. Smentek made a motion to approve the minutes for the February 6th, 2019 regular Board of Adjustment meeting. Mr. Jacques seconded the motion and the motion carried unanimously.

3. NEW BUSINESS

BOA 02-19

Terrace View, LLC. - Request for review and approval of a multi-component Variance to reduce the setback from the centerline of a Township Road from 65 feet to 30 feet, to reduce the setback from a rear property line from 30 feet to 1 foot, and to reduce the setback from the interior side property line from 10 feet to 0 feet. All to accommodate the future construction of a two-family residential dwelling on undeveloped lots. The properties are zoned Rural Townsite and are also located within the Urban Fringe Overlay District of the City of Mankato. The request includes Lots 3-5 and Lots 6-8 of the Terrace View Golf Course, all located in part of the Southwest Quarter of the Northeast Quarter of Section 4, Decoria Township.

Ms. Hagen presented the staff report.

The applicant was present and had no additional comment.

There was no public comment.

Mr. Kurt Anderson indicated the request was similar to others presented to the Board of Adjustment.

The Board moved on to the Findings of Fact Checklist.

FINDINGS OF FACT

SUPPORTING/DENYING A VARIANCE

Name of Applicant: Terrace View, LLC.

Date: 04/03/2019

Parcel #: R35.14.04.251.008 and 009 Variance Application #: BOA 02-19

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. Mr. Smentek indicated as outlined by 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. Mr. Smentek indicated as outlined by staff.
3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control? All indicated YES. Mr. Smentek indicated as outlined by staff.
4. Is the need for the variance due to circumstances unique to the property and not created by the landowner? All indicated YES. Mr. Smentek indicated as outlined by staff.
5. Will the issuance of the variance maintain the essential character of the locality? All indicated YES. Mr. Smentek indicated as outlined by staff.
6. Does the need for the variance involve more than economic considerations? All indicated YES. Mr. Smentek indicated as outlined by staff.

There was no further discussion and no further questions.

Mr. Smentek made a motion to approve the variance and to adopt the findings as proposed by staff. Mr. Bill Anderson seconded the motion and the motion carried unanimously.

4. ADJOURNMENT

Mr. Jacques made a motion to adjourn the meeting. Mr. Bill Anderson seconded the motion and the meeting was adjourned at 7:17 p.m.

Board of Adjustment Chair Date

Board of Adjustment Secretary Date