

MINUTES
Blue Earth County Board of Adjustment
Regular Meeting
Wednesday, July 1, 2009
7:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Lyle Femrite. Board of Adjustment members present were Bill Anderson, Kurt Anderson, Lyle Femrite, Chuck Grams and Don Gerrish. Land Use and Natural Resources staff present was George Leary and Sara Isebrand.

2. APPROVAL OF MINUTES

Kurt Anderson made a motion to approve the minutes from the June 3, 2009 Regular Meeting of the Board of Adjustment. Chuck Grams seconded the motion which carried unanimously.

3. APPROVAL OF AGEND

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

4. NEW BUSINESS

BOA 05-09

Alan and Linda Albrecht – Variance to reduce the required centerline setback of State Highway 30 from 130 feet to 105 feet, and to reduce the feedlot to dwelling setback requirement from 500 feet to 255 feet for the purpose of adding an addition to the existing home in the Agricultural Zoned District. Said property is described as in the NW ¼ of the NW ¼ of the SW ¼, Section 13, Mapleton Township.

Ms. Isebrand presented the staff report.

The applicant was present and wanted to clarify that the request was for an addition, not a new home.

Ms. Isebrand listed the six criteria for the findings in support or denial of the requested variance. Kurt Anderson made a comment to the first question: that the proposed feedlot to dwelling setback was almost 50% of what is required and therefore is a substantial variation from the intent of the zoning ordinance. Bill Anderson stated that the addition would not be encroaching any closer to the feedlot than the existing home and therefore is not a substantial variation from the intent of the county code. The Board of adjustment came to the agreement of “no” to this question and “no” to all other questions, thus supporting the variance request.

Don Gerrish made a motion to approve the applicants requested variance. Bill Anderson seconded the motion and the motion carried unanimously.

BOA 06-09

Cambria Church – Variance to reduce the required side yard setback from 10 feet to 1 inch for the purpose of constructing a handicap accessibility entrance in a Rural Townsite Zoned District. Said property is described as Lots 1 & 17 and parts of 18, Block 3; Cambria Township.

Ms. Isebrand presented the staff report.

The applicant was present. The applicant added that they had permission from the neighboring property to use their lot for construction purposes as the lots within Cambria are very narrow. The members of the church are aging and needing the accessibility, also the church received a gift of money to complete the project at this time.

Ms. Isebrand listed the six criteria for the findings in support or denial of the requested variance. To each criteria item, the Board of Adjustment indicated an answer of "no", thus supporting the variance request.

Kurt Anderson questioned why the accessibility was being added to the South West side of the church verses another side/entrance. The applicant stated that this was the best place for the addition because of steps and other interior setbacks.

Chuck Grams made a motion to approve the applicants requested variance. Don Gerrish seconded the motion and the motion carried unanimously.

BOA 07-09

Dan and Marie Ireland – Variance to reduce the required centerline setback of County Road 181 from 130 feet to 100 feet for the purpose of adding an addition to the existing home and installing four new grain storage units in the Agricultural Zoned District. Said property is described as in the S ½ of the NE ¼, Section 11, Decoria Township.

Ms. Isebrand presented the staff report.

The applicant was present and added the fact that the grain bins would not be in the 130 foot setback as originally thought, therefore the variance is only on the home.

Ms. Isebrand listed the six criteria for the findings in support or denial of the requested variance. To each criteria item, the Board of Adjustment indicated an answer of "no", thus supporting the variance request.

Bill Anderson made a motion to approve the applicants requested variance. Chuck Grams seconded the motion and the motion carried unanimously.

BOA 08-09

Joanne Torkelson – Variance to replace a pre-existing deck located in a bluff impact zone. The property is located in the Rural Residential and Shoreland. Said property is described as Lot 22 of Lake View Heights Subdivision.

Mr. Leary presented the staff report.

The applicant's son was present on behalf of her and had nothing to add.

Mr. Leary listed the six criteria for the findings in support or denial of the requested variance.

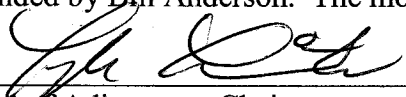
Mr. Leary pointed out that if the applicant wanted to replace the existing deck with the same square footage, staff would have issued a permit for the construction. With this request, the new deck will be 80 square feet larger than the original deck.

To each criteria item, the Board of Adjustment indicated an answer of "no", thus supporting the variance request.

Don Gerrish made a motion to approve the applicants requested variance. Chuck Grams seconded the motion and the motion carried unanimously.

5. ADJOURNMENT

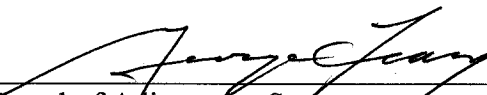
There was no further business. Chuck Grams made a motion to adjourn the meeting which was seconded by Bill Anderson. The motion carried and the meeting was adjourned at 7:39 P.M.



Board of Adjustment Chair

8-5-09

Date



Board of Adjustment Secretary

8-5-09

Date