

**MINUTES**  
**Blue Earth County Board of Adjustment**  
**Regular Meeting**  
**Wednesday, January 2, 2013**  
**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 Lyle Femrite, Kurt Anderson, Bill Anderson, Chuck Grams and Perry Wood. Planning & Zoning staff member George Leary was also present.

**2. APPROVAL OF MINUTES**

Kurt Anderson made a motion to approve the minutes from the November 7, 2012 meeting of the Board of Adjustment. Mr. Grams seconded the motion which carried unanimously.

**3. APPROVAL OF AGENDA**

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

**4. NEW BUSINESS**

**BOA 01-13**

**M&W Leasing**, Request for a variance to reduce the setback from the center of an unimproved Township Right-of-Way from 65 feet to 25 feet and to reduce the side yard property line setback from 50 feet to 35 feet for a proposal to construct a cold storage building at an existing light industrial business. No other construction or expansion is being proposed. The property is located in the Light Industrial Zoned District and the Urban Fringe Overlay District of the City of Mankato and is located in the NE 1/4 of the NW 1/4 of Section 22, South Bend Township.

Mr. Leary presented the staff report.

The applicants were present and had nothing to add.

There was no public comment.

Mr. Femrite indicated that the business has developed over time. He empathized with the township's position of not wanting to vacate the right-of-way in case of future needs, utilities etc.

Kurt Anderson commented on the comprehensiveness of the staff report. He added that the current business is a long standing one and an asset to the community. He also stated that South Bend Township is a bit unique in that much of the development has taken place prior to the establishment of zoning. He added that county staff had done a good job consulting with the City of Mankato regarding the Urban Fringe Overlay District and with the Township. Mr. Anderson also stated that he did not see any practical alternative; significant dollars are tied up in equipment and the storage structure will improve the appearance of the site.

Doug Schaller was present on behalf of South Bend Township. He indicated the township has no formal plans for development, but that they do not want to vacate the right-of-way. Therefore he indicated the township is in favor of the variance and are supportive of the business.

Mr. Grams indicated his belief that the variance is needed. Mr. Wood and Bill Anderson both indicated they had no objections to the request.

Bill Anderson made a motion to skip the review of the variance findings-of fact checklist and made a motion to approve the requested variance. Mr. Wood seconded the motion and the motion carried unanimously.

**5. ADJORNMENT**

There was no further business. Mr. Wood made a motion to adjourn the meeting which was seconded by Bill Anderson. The motion carried and the meeting was adjourned at 7:29 P.M.

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Board of Adjustment Chair

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Board of Adjustment Secretary