

MINUTES
Blue Earth County Board of Adjustment
Regular Meeting
Wednesday, August 3, 2011
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 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

Mr. Grams made a motion to approve the minutes from the July 6, 2011 meeting of the Board of Adjustment. Mr. Gerrish seconded the motion which carried unanimously.

3. APPROVAL OF AGENDA

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

4. OLD BUSINESS

BOA 03-11-Continuation

Dennis Leiding - Request for a variance to reduce the required setback to a neighboring dwelling from 1,000 feet to 245 feet and the required setback to a property line from 50 feet to 10 feet for the purpose of expanding an existing swine finishing operation. The property is zoned Agricultural and is located in the NE 1/4 of the NE 1/4 of Section 35, Lyra Township.

Chairman Femrite reviewed the discussion from the July 6th meeting and the informal on-site review conducted July 27, 2011. Mr. Femrite read a memorandum of the site visit. Mr. Leary made the comment that if the setback was moved to 525 feet that the dwelling to the Southwest (not the applicant's old home) would exceed the 1,000 foot setback.

The applicant was present. He stated that he was comfortable with the 500 or 700 foot setback to his old home, or anything in between those measurements.

After some discussion by the board members, Mr. Kurt Anderson made a motion to approve a variance of 525 feet from the applicant's old home, 30 feet to the property line and included a sunset clause that construction activities commence prior to December, 31, 2012. Mr. Grams seconded the motion. The motion carried by a vote of three to zero. Board member Gerrish stated he did not vote due to his belief that the original proposal by the applicant was sufficient. He added that the area is zoned agricultural and those living in the Agricultural Zoned District should be aware that agricultural activities take place in the rural areas.

5. NEW BUSINESS

BOA 04-11

Drew and Emily Seppmann & Jadd and Peggy Seppmann, Request for a variance of the rear yard setback from 50 feet to 15 feet to construct an attached garage. Located in the Agricultural District in the SE 1/4 of the NE 1/4 Section 18, South Bend Township. The location address is 54065 STATE HWY 68, MANKATO, MN 56001.

Ms. Isebrand presented the staff report.

The applicants were present. Ms. Peggy Seppmann stated that the proposed addition and attached garage is farther from the property line than the existing detached shed is.

There was little discussion from the Board of Adjustment members. Mr. Kurt Anderson made a motion to waive the variance checklist. Mr. Grams seconded the motion, which carried unanimously.

Mr. Grams made a motion to approve the request to reduce the required rear yard setback from 50 feet to 15 feet to allow a house addition and an attached garage to be constructed. Mr. Gerrish seconded the motion which carried unanimously.

6. ADJORNMENT

There was no further business. Mr. Kurt Anderson made a motion to adjourn the meeting which was seconded by Mr. Gerrish. The motion carried and the meeting was adjourned at 7:32 P.M.

Board of Adjustment Chair

Board of Adjustment Secretary