

MINUTES
Blue Earth County Board of Adjustment
Regular Meeting
Wednesday, April 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.

2. APPROVAL OF MINUTES

Kurt Anderson made a motion to approve the minutes from the February 4, 2009 Regular Meeting of the Board of Adjustment. Bill Anderson seconded the motion which carried unanimously.

3. APPROVAL OF AGEND

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

4. NEW BUSINESS

BOA 01-09

Loren Sohre – Request for a variance to reduce the feedlot to dwelling setback from 1,000 feet to 540 feet. The proposal is to convert the existing swine feedlot facility from farrowing to nursery and finishing. This proposal will expand the animal unit numbers of the existing feedlot from 377 to 600. No new construction or manure storage is proposed. The property is located in the Agricultural Zoned District in the North ½ of the SW ¼ of Section 11, Lyra Township.

Mr. Leary presented the staff report.

The applicant was present. He indicated to the Board that the frequency of manure application should be reduced with the proposed change of operation. He added that a farrowing operation requires a substantial amount of power washing. With the reduction in washing frequency, the applicant believes they should have enough manure storage capacity to limit manure application to the fall of the year.

Mr. Gerrish asked about the process used to establish the setback requirements of 1,000 and 1,500 feet.

Mr. Leary stated that the setbacks were established based upon the prevailing wind directions at different times of the year.

Both Mr. Femrite and Mr. Grams thought that basis for establishing the setbacks was sound and the results have been favorable.

Mr. Gerrish stated that his question regarding the basis of the setbacks is due to the variance request that nearly cuts the required setback in half.

Mr. Femrite added that the site is grandfathered in.

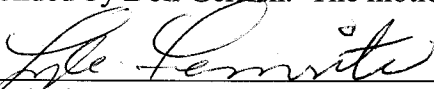
Mr. Leary advised the Board that the setback requirement in place at the time the existing feedlot was constructed was 500 feet. It was the change of the ordinance that made the feedlot non-conforming from a setback perspective.

Mr. Sohre indicated to the Board that some thought has been given to installing bio-filters to some of the barns.

Bill Anderson made a motion to approve the request to reduce the setback requirement from 1,000 feet to 540 feet. Mr. Grams seconded the motion which carried unanimously.


5. ADJOURNMENT

There was no further business. Kurt Anderson made a motion to adjourn the meeting which was seconded by Don Gerrish. The motion carried and the meeting was adjourned at 7:20 P.M.



Board of Adjustment Chair

05-06-09
Date



Board of Adjustment Secretary

05-06-09
Date