

MINUTES
Blue Earth County Board of Adjustment
Regular Meeting
Wednesday, July 11, 2012
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 members Mark Manderfeld and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Bill Anderson made a motion to approve the minutes from the June 6, 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 08-12

Eugene Ward, Request for a variance to reduce the setback requirement to the centerline of County Road 174 from 130 feet to 80 feet for the purpose of replacing a single family dwelling. The property is zoned Agricultural and is located in the SE 1/4 of the SE 1/4 of Section 2, Beauford Township.

Mr. Leary presented the staff report.

The applicant was present and had nothing to add. There was no public comment.

Mr. Kurt Anderson stated there are special circumstances with the property and there should be no adverse effect and the project will not affect the character of the surrounding neighborhood.

Mr. Kurt Anderson made a motion to bypass the findings of fact checklist and to approve the requested variance to reduce the setback requirement to the centerline of County Road 174 from 130 feet to 80 feet for the purpose of replacing a single family dwelling. Mr. Grams seconded the motion and the motion carried unanimously.

BOA 09-12

Howard Tauer, Request for an after-the-fact variance to reduce the required center-line setback to the centerline of CSAH 15 from 130 feet to 65 feet for the construction a 16 foot by 22 foot deck. The property is zoned Agricultural and is located in the SE 1/4 of the SE 1/4 of section 11, Decoria Township.

Mr. Manderfeld presented the staff report.

The applicant was present. He advised the Board that the main floor of the home is four feet off the ground. Adding an entryway in another location of the home would require major interior renovation. He added that the deck was a mother's day present to his wife and he had been advised by a neighbor that he did not need a permit to construct a deck.

The location of the doors of the house was discussed. The applicant indicated that the handicap accessible entrance would be to the south.

There was no other public comment.

Mr. Kurt Anderson stated the applicant has made some valid points. He added he has had experience with a similar home and that to retrofit a home in this fashion is a practical difficulty and a hardship. He added that after-the-fact permits have not been looked upon favorably, but he did not believe the applicant acted in disregard of the request.

Mr. Grams stated it would be difficult entering from the east.

Mr. Wood stated the deck could be turned into a patio.

Mr. Bill Anderson stated he agreed with Mr. Kurt Anderson.

Mr. Bill Anderson made a motion to bypass the findings of fact checklist and to approve the requested variance to reduce the required center-line setback to the centerline of CSAH 15 from 130 feet to 65 feet for purpose of constructing a 16 foot by 22 foot deck. Mr. Kurt Anderson 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 Mr. Bill Anderson. The motion carried and the meeting was adjourned at 7:25 P.M.

Board of Adjustment Chair

Board of Adjustment Secretary