

MINUTES
Blue Earth County Board of Adjustment
Regular Meeting
Wednesday, September 5, 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

Kurt Anderson made a motion to approve the minutes from the July 11, 2012 meeting of the Board of Adjustment. Mr. Wood seconded the motion which carried unanimously.

3. APPROVAL OF AGENDA

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

4. NEW BUSINESS

BOA 10-12

David Hollerich, Request for a variance to reduce the required setback to the center line of Granite Circle, a township road, of 65 feet to 40 feet for the purpose of constructing a farm shop/ag equipment storage building. The property is located in the Agricultural Zoned District in part of the Southeast Quarter of the Southwest Quarter of Section 6, Lyra Township.

Mr. Manderfeld presented the staff report.

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

Kurt Anderson commented on the isolation of the area to passing traffic and on the location of the proposed project being on the inside curve of the township road. Mr. Anderson made a motion to approve the applicant's request.

Bill Anderson concurred with Kurt Anderson's comments adding that there is very little traffic on that road. Mr. Anderson seconded the motion.

Kurt Anderson amended his motion to skip the findings-of-fact checklist. Bill Anderson seconded the amendment and the motion passed by a vote of four in favor to one opposed. BOA members Bill Anderson, Kurt Anderson, Grams and Wood voted in favor and Mr. Femrite voted in opposition to the motion.

BOA 11-12

Cleary Building Corp., Request to reduce the required front yard setback from US Hwy 169 Right-of-Way of 100 feet to 72 feet for the placement of a proposed 45' x 211' mini-storage facility. The property is located in the Highway Business Zoned District and Urban Fringe Overlay District to the City of Mankato and is located in the NW 1/4 of the NE 1/4 of section 21, South Bend Township.

Mr. Manderfeld presented the staff report.

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

Mr. Femrite commented that on the small sliver of land that will work for a building location.

Kurt Anderson asked about the setback to the ROW.

Mr. Manderfeld indicated that the required setback is 100 feet to the ROW and that MNDOT has no issue with the request.

Bill Anderson commented on the steep rise of the area from the shoulder of US HWY 169.

Mr. Wood made a motion to approve the requested variance without reviewing the findings-of-fact checklist. Mr. Grams seconded the motion which carried unanimously.

BOA 12-12

Growth Holdings LLC, Request to reduce the required front yard setback to the center of Lake View Road of 65 feet to 55 feet for a proposed attached garage addition to an existing single family dwelling. The property is located in the Rural Residential Zoned District and the Urban Fringe Overlay District to the City of Madison Lake and is located in the NW 1/4 of Section 2, LeRay Township.

Mr. Manderfeld presented the staff report.

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

Kurt Anderson stated that it is not an ideal setup for a garage and that he agreed with the applicant and staff that the site is not conducive to a detached garage. He agreed that the applicants have demonstrated a practical difficulty. There is an issue in the area of parking on the road which is an issue with the fire department. He encouraged the applicants to talk with Environmental Health prior to making any modifications to the property.

Kurt Anderson made a motion to approve the requested variance without reviewing the findings-of-fact checklist. Mr. Grams seconded the motion which carried unanimously.

5. ADJORNMENT

There was no further business. Mr. Grams made a motion to adjourn the meeting which was seconded by Mr. Wood. The motion carried and the meeting was adjourned at 7:43 P.M.

Board of Adjustment Chair

Board of Adjustment Secretary