

MINUTES
Blue Earth County Board of Adjustment
Regular Meeting
Wednesday, February 4, 2015
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 Bill Anderson, Kurt Anderson, Lyle Femrite, Chuck Grams and Perry Wood. Planning & Zoning staff members Mark Manderfeld, Mike Schulte, Ben Effa and George Leary were also present.

2. APPROVAL OF MINUTES

Mr. Grams made a motion to approve the minutes from the November 5th, 2014 regular 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 01-15

Matt Brown and Michelle Hanson - Request for an after-the-fact variance to reduce the side yard setback requirement of 50 feet to 20 feet for an already constructed deck on to the home. The property is located in the Conservation Zoned District in the Northeast Quarter of the Northwest Quarter of Section 4, Judson Twp.

Mr. Effa presented the staff report.

The applicants were present. Mr. Brown indicated the utility shed is frozen to the ground and has not yet been moved.

Kurt Anderson asked when the decks were constructed. Mr. Brown indicated the decks were constructed in June of 2014.

Mr. Femrite asked about possible use of the land to the west. Mr. Brown stated they have attempted to purchase some of the land, but the current owners have no interest in selling it. Mr. Leary stated that Environmental Health staff expressed concerned with limited options for placement of a future septic system and have suggested there may be options of using land to the west.

Mr. Femrite opined that there does appear to be limitations of the property.

There was no other public comment and no comment from the township.

Mr. Wood concurred with the findings prepared by staff. He continued by making a motion to approve the requested variance and without review of the findings-of-fact checklist. Mr. Anderson seconded the motion which carried unanimously.

5. OTHER BUSINESS

Mr. Manderfeld provided the Board a copy of the draft solar ordinance. After some discussion, it was decided to have a Planning Commission Workshop on Monday February 23rd at 4:00 p.m.

6. ADJOURNMENT

There was no further business. Bill Anderson made a motion to adjourn the meeting. Mr. Grams seconded the motion which carried unanimously and the meeting was adjourned at 8:05 p.m.

Board of Adjustment Chair

Board of Adjustment Secretary