

MINUTES
Blue Earth County Board of Adjustment
Regular Meeting
Wednesday, July 3, 2013
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, Bill Anderson, Kurt Anderson, Chuck Grams and Perry Wood. Planning & Zoning staff members Mark Manderfeld, Mark Schulte and George Leary were also present.

2. APPROVAL OF MINUTES

Kurt Anderson made a motion to approve the minutes from the June 5, 2013 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 09-13

Dean & Kay Ulrich - Request for a variance to reduce the required feedlot-dwelling setback from 1,500 feet to 1,120 feet for the purpose of constructing a new single family dwelling. The property is located in the Agricultural Zoned District in the Southwest Quarter of the Southwest Quarter of Section 26, Rapidan Township

Mr. Manderfeld presented the staff report.

The applicant was present and had no comment.

There was no public comment.

Mr. Leary suggested a condition that the applicant will ensure proper erosion control be added to the conditions stated earlier. He also indicated that if the activity will disturb the soil of one acre or more of the site, an NPDES permit is required.

Mr. Lyle asked why the applicant could not meet the standard setback of 1500ft. He added that the plight is created by the land owner and also if the feedlot is to be expanded, there will be some challenges.

Mr. Leary stated that the neighboring feedlot is owned by the applicant's son.

Mr. Bill Anderson indicated he had no problem with the request since it was a family matter.

Mr. Kurt Anderson agreed with the chair. He also indicated his agreement with the report and findings as presented by staff. He had no objectives to the request.

Mr. Grams indicated nothing stays the same as far as the ownership of the properties was concerned.

Mr. Bill Anderson added that future owners will have to deal with the situation.

There was no further discussion.

Mr. Bill Anderson moved a motion to bypass the findings of fact checklist and to approve the requested variance.

Mr. Kurt Anderson seconded the motion which carried unanimously.

BOA 10-13

Garrett Ulrich - The applicant is requesting a variance to reduce the required feedlot to dwelling setback of an existing feedlot to a nearby dwelling from 1,000 feet to 220 feet, and from 1,500 feet to 310 feet. The request is also to reduce the required feedlot to dwelling setback from 1,500 feet to 385 feet to allow for the construction of a new total confinement swine barn. The site is located in the Conservation District in the SW ¼ of the NW ¼ of Section 35, Rapidan Township

Mr. Schulte presented the staff report.

Dean Ulrich was present on behalf of the applicant.

There was no public comment.

Mr. Lyle stated the request was straight forward.

Mr. Bill Anderson asked about the total number of pigs in the 3 existing barns.

Mr. Dean Ulrich stated that each barn was occupied by 600 pigs making a total of 1800 pigs.

Mr. Bill Anderson having stated he had no problem with the request moved a motion to bypass the findings of fact checklist and for the approval the requested variance.

Mr. Wood 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. Bill Anderson. The motion carried and the meeting was adjourned at 7:30 P.M.

Board of Adjustment Chair

Board of Adjustment Secretary