

MINUTES
Blue Earth County Board of Adjustment
Workshop
Wednesday, August 7, 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, 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

The purpose of the work session was to discuss the extension of municipal sewer service to the Tri-Lakes Sewer District and develop guidelines for staff to use for variance requests for non-conforming structures and non-conforming lots within the Tri-Lakes Sewer District

Mr. Leary presented some opening comments

There were some public comments

1. Mr. Tom Lyons from Lake Ballantyne indicated he has a structure with no bathroom and kitchen. He asked what kind of variance he could go through to get a one room building to include a bathroom and a kitchen area as well.

Mr. Leary indicated that each situation is different and as such Mr. Lyons could come forward with a variance application. He also stated it will be an option to have a modern bathroom.

Mr. Lyle asked if there is not enough space in the existing building can they add the 8"X12" to the existing footprint?

There were some discussions between the chair and the Mr. Lyon. It was concluded that the each property is different and therefore it will be looked at on a case by case basis.

2. Mr. Bill Ashley has a lot on Ballantyne. He asked if the structure needs to be attached to the cabin or if it can be separate.

Mr. Leary indicated that it can either be attached or detached.

3. Mr. Patrick Lyons owns an 85"x 100" lot on Lake Ballantyne which has an old house. He indicated he wants to put up a shed with a bathroom and water accessory needs.

Mr. Leary indicated it was a separate situation since the lot was not developed. He suggested that Mr. Lyons comes up with a variance application.

Mr. Lyons further talked about the road which needs to be closed.

Mr. Lyle suggested Mr. Lyons brings a plan to Environmental services staff.

Mr. Wood requested staff look at some facilities not only bathroom but a wet wall- water heater, water softener and a kitchen facility.

Mr. Bruender added that it will apply to those who do not have a kitchen already in their cabin.

Mr. Grams agreed with what have been stated earlier and added that the size of lot and setbacks will have to be taken into consideration as well.

Mr. Lyle added that it was reasonable to have hookups.

Mr. Wood asked of L-shaped structures could be converted.

Mr. Mark Manderfeld read the State statutes in response.

Mr. Lyle requested staff take a little further look at some of the dimensions and come up with other recommendations.

There was no further discussion.

5. **ADJORNMENT**

There was no further business. Mr. Wood moved a motion to adjourn and continue to September meeting. Mr. Grams seconded the motion which carried and the meeting was adjourned at 7:33 P.M.

Board of Adjustment Chair

Board of Adjustment Secretary