

MINUTES
Blue Earth County Board of Adjustment
Regular Meeting
Wednesday, June 6, 2012
7:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Lyle Femrite. Board of Adjustment members present were Lyle Femrite, Kurt Anderson, Bill Anderson, Chuck Grams and Perry Wood. Land Use and Natural Resources staff member George Leary was present.

2. APPROVAL OF MINUTES

Mr. Kurt Anderson made a motion to approve the minutes from the April 4, 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 05-12

Marilyn Northamer, Request for a variance to reduce the required centerline setback of a township road from 65 feet to 57 feet for the placement of a garage. Said property is located in the SE 1/4 of the SE 1/4 of Section 2, Pleasant Mound Township and is Zoned Agricultural and Shoreland.

Mr. Leary presented the staff report.

Shannon Northamer was present and stated that the Township had used the former garage to park the Township road grader.

Mr. Kurt Anderson stated that there appeared to be no health or safety issues involved with the proposal.

Mr. Bill Anderson made a motion to bypass the findings of fact checklist and moved to approve the requested variance to reduce the setback requirement from 65 feet to 57 feet for the purpose of replacing a garage. Mr. Grams seconded the motion and the motion carried unanimously.

BOA 06-12

Edith Bonnett, Request for a variance to reduce the required side yard property line setback from 50 feet to 20.5 feet for the purpose of relocating a dividing property line between two residential dwellings. Said property is located in the NE 1/4 of the NW 1/4 of Section 28, Beauford Township and is Zoned Agricultural.

Mr. Leary presented the staff report.

Warren Smith from Survey Services, Inc. was present on behalf of the applicant. Mr. Smith provided further explanation of the variance request and indicated that the variance request is part of an eventual subdivision plat proposal of the property.

There was no other public comment.

Mr. Kurt Anderson made a motion to bypass the findings of fact checklist and moved to approve the requested variance to reduce the required side yard property line setback from 50 feet to 20.5 feet for the purpose

of relocating a dividing property line between two residential dwellings. Mr. Wood seconded the motion and the motion carried unanimously.

BOA 07-12

Patricia Wingert, Request for a variance to reduce the side yard setback requirement from 10 feet to zero feet and to reduce the rear yard setback from 30 feet to 22.54 feet to allow for the placement of a Twin Townhome dwelling unit. The property is zoned Rural Townsite and is located in part of the SW 1/4 of the NE 1/4 of Section 04, Decoria Township.

The applicant was present and had nothing to add.

The presence of a utilities easement and the potential impact on the development of the property was discussed. The Board indicated that a perpetual septic easement agreement with the owner of the golf course should be obtained.

Mr. Kurt Anderson made a motion to bypass the findings of fact checklist and moved to approve the requested variance to reduce the required side yard property line setback from 30 feet to 22.54 feet to allow for the placement of a Twin Townhome dwelling unit contingent upon the applicant obtaining proper septic and utility easements. Mr. Wood seconded the motion and the motion carried unanimously.

5. ADJORNMENT

There was no further business. Mr. Kurt Anderson made a motion to adjourn the meeting which was seconded by Mr. Grams. The motion carried and the meeting was adjourned at 8:00 P.M.

Board of Adjustment Chair

Board of Adjustment Secretary