

MINUTES
Blue Earth County Board of Adjustment
Regular Meeting
Wednesday, November 7, 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, and Chuck Grams. Planning & Zoning staff member George Leary was also present.

2. APPROVAL OF MINUTES

Kurt Anderson made a motion to approve the minutes from the September 5, 2012 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 13-12

Gary Letcher, Request for a variance to reduce the setbacks of an existing parcel that is intended to be split into five separate lots. The property is located in the NW 1/4 of Section 16, Vernon Center Township and is zoned Agricultural. The variance proposal includes the following:

Future Lot 1

- To reduce the south side yard setback from 50 feet to 40.8 feet.
- To reduce the north side yard setback from 50 feet to 44 feet.
- To reduce the east rear yard setback from 10 feet to 9 feet for an accessory structure.
- To reduce the minimum lot depth requirement from 175 feet to 100 feet for the north half of the lot.

Future Lot 2

- To reduce the north side yard setback from 50 feet to 42 feet.
- To reduce the east rear yard setback from 10 feet to 9.3 feet for an accessory structure.

Future Lot 3

- To reduce the west side yard setback from 50 feet to 38 feet.
- To reduce the south side yard setback from 50 feet to 20.5 feet.
- To reduce the lot frontage requirement from 150 feet to 33 feet.

The proposed variances will allow for a future subdivision of the property that will create separate lots for two existing single family dwellings, an existing agricultural supply business, and two for the remaining crop land.

Mr. Leary presented the staff report. He added that Perry Wood called the office to indicate he would not likely be in attendance at the meeting. He did advise staff of his concern with the request to reduce the lot frontage requirement of the panhandle lot to 33 feet.

Mr. Femrite stated his belief those 33 feet is adequate for the entrance and for the intention of preserving farm land.

Bill Anderson asked staff if the hedge to the south and the trees to the north are still in place and stated his experience is that these areas did create safety issues when approaching the road.

Mr. Leary stated that he personally had not been on the site as the report was handled by Mark Manderfeld.

Mr. Femrite stated that it appears there has been no change to these areas.

Bill Anderson indicated that for the sake of safety, he is in favor of the driveway for the business being relocated to the south.

Kurt Anderson agreed with comments made by Mr. Femrite and Bill Anderson and that he had no opposition to the request.

Mr. Femrite and Mr. Grams both commented on the difficulty of the proposal to divide the property with the restraints in place.

Warren Smith further explained the applicant's need for a variance.

There was no further comment.

Bill Anderson made a motion to skip the review of the variance findings-of fact checklist and moved to approve the requested variances. Mr. Grams seconded the motion and the motion 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 7:35 P.M.

Board of Adjustment Chair

Board of Adjustment Secretary