



BOARD OF ADJUSTMENT & APPEALS REGULAR MONTHLY MEETING MINUTES

OCTOBER 16, 2023

7:02 PM

NICOLLET COUNTY BOARD ROOM

ROLL CALL	BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	☐ Justin Laven, <i>Chair</i> ☒ Lloyd Hoffmann, <i>Vice Chair</i> ☒ Randy Schwab ☒ Jon Thoreson ☒ Dave Ubel	☒ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Randy Schwab ☐ Jon Thoreson ☐ Dave Ubel	☒ Spencer Crawford, Deputy Zoning Administrator (DZA) ☐ Shana Jackson, County Assessor (Assessor) ☒ Roxann Klein, Assistant County Attorney (ACA) ☒ Crystal Madden, Recording Secretary ☒ Other Staff: John Zehnder, Zoning Specialist ☐ Other Staff:

REVIEW OF CANCELLATIONS & ADDITIONS

A motion was made by Board Member Ubel, and seconded by Board Member Thoreson with a vote of 4-0 to move the Public Appearances portion of the hearing to the next item of business.

PUBLIC APPEARANCES

Tom Clement, 52991 Deerwood Trail, N. Mankato, made a public appearance to speak his opposition of the Findings of Fact and denial of after-the-fact variance PLN23-17.

Paul Prah, 52995 Deerwood Trail, N. Mankato, made a public appearance to speak in favor of the denial of after-the-fact variance PLN23-17. Mr. Prah submitted a document before the hearing, which was shared with the Board and entered into the record.

APPROVAL OF SEPTEMBER 18, 2023 MINUTES

	MOTION	2 ND
APPROVE	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Randy Schwab ☒ Jon Thoreson ☐ Dave Ubel	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Dave Ubel ☐ Jon Thoreson ☒ Randy Schwab
VOTE TO APPROVE MINUTES	☒ PASS	☐ FAIL VOTE: 4 - 0

FINDINGS OF FACT PLN23-16, R&G CONSTRUCTION

	MOTION	2 ND
APPROVE	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Randy Schwab ☒ Jon Thoreson ☐ Dave Ubel	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☒ Randy Schwab ☐ Jon Thoreson ☐ Dave Ubel
VOTE TO APPROVE FINDINGS OF FACT	☒ PASS	☐ FAIL VOTE: 4 - 0

FINDINGS OF FACT PLN23-17, THOMAS CLEMENT

	MOTION	2 ND
APPROVE	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☒ Randy Schwab ☐ Jon Thoreson ☐ Dave Ubel	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Randy Schwab ☒ Jon Thoreson ☐ Dave Ubel
VOTE TO APPROVE FINDINGS OF FACT	☒ PASS	☐ FAIL VOTE: 4 - 0

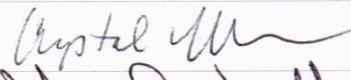
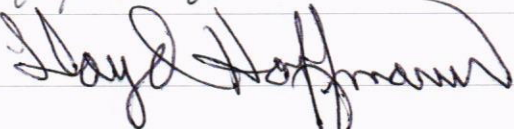
FINDINGS OF FACT PLN23-15, MINNESOTA VALLEY LUTHERAN HIGH SCHOOL		MOTION	2 ND
APPROVE	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Randy Schwab ☒ Jon Thoreson ☐ Dave Ubel	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☒ Randy Schwab ☐ Jon Thoreson ☐ Dave Ubel	
VOTE TO APPROVE FINDINGS OF FACT	☒ PASS	☐ FAIL	VOTE: 4 - 0

PUBLIC HEARINGS – Variance

PLN23-20		APPLICANT/LANDOWNER: Marjorie Carlson / Keith Carlson Revocable Inter-Vivos Trust	
DESCRIPTION		Reduction of the State Right of Way setback from 100 feet to 28.2 feet for the purpose of installing a septic tank and drain field in the Conservancy Zoning District.	
CONFLICT OF INTEREST		None.	
SITE VISIT & PUBLIC CONTACT		No members of the board visited the site. There was no contact with the Board from members of the public.	
STAFF REPORT PRESENTED BY		DZA Crawford	
APPLICANT TESTIMONY		Present to represent the application was Marjorie Carlson, 3125 Prairie Rose Drive, Mankato.	
PUBLIC TESTIMONY		Drew Seppmann with Jadd Seppmann & Sons, 54043 State Highway 68, Mankato, discussed the septic design and location of the drain field with the Board. No other correspondence was received.	
BOARD DISCUSSION		None.	
BOARD ACTION		MOTION	2 ND
APPROVE VARIANCE WITH CONDITIONS, as recommended		☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Randy Schwab ☒ Jon Thoreson ☐ Dave Ubel	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☒ Randy Schwab ☐ Jon Thoreson ☐ Dave Ubel
VOTE TO APPROVE REQUEST		☒ PASS	☐ FAIL VOTE: 4 - 0

ADDITIONAL ITEMS

OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN MEETING	MOTION	2 ND	
07:36 PM	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Randy Schwab ☐ Jon Thoreson ☒ Dave Ubel	☐ Justin Laven, <i>Chair</i> ☐ Lloyd Hoffmann, <i>Vice Chair</i> ☒ Randy Schwab ☐ Jon Thoreson ☐ Dave Ubel	
VOTE TO ADJOURN MEETING	☒ PASS	☐ FAIL	VOTE: 4 - 0

CRYSTAL MADDEN, RECORDING SECRETARY		DATE	11/20/2023
LLOYD HOFFMANN, VICE CHAIR		DATE	11/20/2023