

BOARD OF ADJUSTMENT & APPEALS REGULAR MONTHLY MEETING MINUTES

FEBRUARY 26, 2024	7:00 PM	COUNTY BOARD ROOM
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ROLL CALL	COMMISSIONERS PRESENT	COMMISSIONERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	☒ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Justin Laven ☒ Randy Schwab, <i>Chair</i> ☒ Jon Thoreson ☒ Dave Ubel	☐ Lloyd Hoffmann, <i>Vice Chair</i> ☒ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☐ Jon Thoreson ☐ Dave Ubel	☒ Spencer Crawford, Zoning Specialist (ZS) ☒ John Zehnder, Zoning Specialist (ZS) ☒ Michelle Zehnder Fischer, County Attorney (CA) ☒ Crystal Madden, Recording Secretary ☐ Other Staff:

REVIEW OF CANCELLATIONS & ADDITIONS	None.
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APPROVAL OF JANUARY 22, 2024 MINUTES	MOTION	SECOND
APPROVE	☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☒ Jon Thoreson ☐ Dave Ubel	☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☐ Jon Thoreson ☒ Dave Ubel
VOTE TO APPROVE MINUTES	☒ PASS	☐ FAIL VOTE: 4 - 0

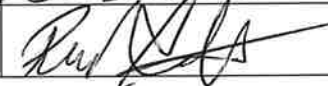
FINDINGS OF FACT PLN24-01, NORSELAND LUTHERAN CHURCH	MOTION	SECOND
APPROVE	☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☐ Jon Thoreson ☒ Dave Ubel	☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☒ Jon Thoreson ☐ Dave Ubel
VOTE TO APPROVE THE FINDINGS OF FACT	☒ PASS	☐ FAIL VOTE: 4 - 0

PUBLIC APPEARANCES	None.
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VARIANCE PUBLIC HEARINGS	
PLN24-03	APPLICANT/LANDOWNER: Leon J. Matties
DESCRIPTION OF REQUEST	Reduction of the bluff setback from thirty (30) feet to twenty-three (23) feet, and reduce the Ordinary High Water (OHW) setback from two-hundred (200) feet to fifty-five (55) feet, for the purpose of constructing an expanded replacement garage, on property owned by the Applicant. PID: 13.002.0300
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	Chair Schwab and Vice-Chair Hoffmann visited the site. There was no contact with Board Members from members of the public.
STAFF REPORT PRESENTED BY	ZS Zehnder
APPLICANT TESTIMONY	Present to represent the application was Leon J. Matties located at 62579 346th Lane, Gibbon.
PUBLIC TESTIMONY	No one was present to provide public testimony. Comment was received Friday, February 23, and was entered into the Record from Al Gleisner – Area Hydrologist, with the Minnesota Department of Natural Resources (DNR).

BOARD DISCUSSION	Further discussion between the Applicant, Board, and Staff took place.		
BOARD ACTION - MOTION	MOTION		SECOND
Motion for a continuance to allow for all Board Members to visit the site, and continue the hearing at the next regular Board of Adjustment & Appeals meeting held on March 18, 2024 at 7:00 pm located in the Nicollet County Government Center.	☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☐ Jon Thoreson ☒ Dave Ubel		☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☒ Jon Thoreson ☐ Dave Ubel
VOTE TO APPROVE A CONTINUANCE	☒ PASS	☐ FAIL	VOTE: 3 - 1
Minnesota Statute §15.99 Waiver	Mr. Matties signed a Minn.Stat. §15.99 Waiver.		

ADDITIONAL ITEMS			
OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
ADJOURN MEETING	MOTION		SECOND
07:44 PM	☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☐ Jon Thoreson ☒ Dave Ubel		☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Justin Laven ☒ Randy Schwab, <i>Chair</i> ☐ Jon Thoreson ☐ Dave Ubel
VOTE TO ADJOURN MEETING	☒ CARRIED	☐ FAILED	VOTE: 4 – 0

JOHN ZEHNDER, ZONING SPECIALIST		DATE	3/18/2024
RANDY SCHWAB, CHAIR		DATE	3/18/2024