

BOARD OF ADJUSTMENT & APPEALS REGULAR MONTHLY MEETING MINUTES

JULY 15, 2024	7:00 PM	E.O.C. CONFERENCE 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) ☒ Justin Hughes, Assistant County Attorney (ACA) ☒ Crystal Madden, Recording Secretary

REVIEW OF CANCELLATIONS & ADDITIONS	PLN24-10, Turbes/United Farmers Cooperative is being continued until August 19, 2024 due to lack of quorum. The applicant has consented to the continuance. A motion was made by Member Laven, and seconded by Member Ubel for the continuance, and the motion passed by vote 3-0.
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APPROVAL OF JUNE 10, 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: 3 - 0

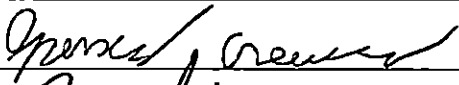
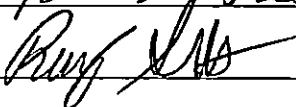
FINDINGS OF FACT PLN24-10, ZIMMERMAN	MOTION		SECOND
APPROVE	☐ Lloyd Hoffmann, <i>Vice Chair</i> ☐ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☐ Jon Thoreson ☒ Dave Ubel		☐ Lloyd Hoffmann, <i>Vice Chair</i> ☒ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☐ Jon Thoreson ☐ Dave Ubel
VOTE TO APPROVE THE FINDINGS OF FACT	☒ PASS	☐ FAIL	VOTE: 3 - 0

PUBLIC APPEARANCES	None.
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VARIANCE PUBLIC HEARINGS	
PLN24-13	APPLICANT/LANDOWNER: Zachary Miller
DESCRIPTION OF REQUEST	Reduction of the Bluff setback in the Conservancy Zoning District from thirty (30) feet to zero (0) feet for the purpose of constructing a home addition. PID: 07.131.0900
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	Board Member Schwab Thoreson & Ubel visited the site. There was no contact with Board Members from members of the public.
STAFF REPORT PRESENTED BY	ZS Crawford An engineering report made by Brent Krohn, Structural Engineer with Midwest Engineering, was submitted into the Record, and read to the Board during the meeting.

APPLICANT TESTIMONY	Present to represent the application was Gary Miller, located at 40415 State Highway 22, St. Peter. Mr. Miller updated the Board that the second survey showing the thirty (30) by thirty-three (33) foot home addition is the current plan.		
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.		
BOARD DISCUSSION	Further discussion between the Applicant, Board, and Staff took place.		
BOARD ACTION - MOTION	MOTION		SECOND
APPROVE VARIANCE with conditions, as recommended by Staff	☐ 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 REQUEST	☒ PASS	☐ FAIL	VOTE: 3 - 0

ADDITIONAL ITEMS			
OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
ADJOURN MEETING	MOTION		SECOND
07:34 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: 3 - 0

SPENCER CRAWFORD, ZONING SPECIALIST		DATE	8/19/2024
RANDY SCHWAB, CHAIR		DATE	8/19/2024