



BOARD OF ADJUSTMENT & APPEALS AGENDA

Date: December 16, 2024

Time: 7:00 p.m. (doors open at 6:45)

Location: County Board Room - Government Center, 501 S. Minnesota Avenue, St. Peter

Copies of the meeting agenda and packet are available on the Nicollet County website at: www.co.nicollet.mn.us/Agendas

Questions or comments regarding the meeting can be directed to the Nicollet County Property Services Department by calling 507-934-7070, or by emailing niccopermitapps@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Silence Your Cell Phone
4. Review of Cancellations and Additions
5. Approval of Minutes: *November 18, 2024*
6. Old Business
7. Other Business: 2025 Board of Adjustments & Appeals Schedule
8. Communications
9. Adjourn

Mission Statement

Providing efficient services with innovation and accountability.

Vision Statement

Setting the standard for providing superior and efficient county government services through leadership, accountability and innovation to a growing and diverse society.

Core Values

Leadership. Integrity.
Accountability.
Efficiency. Innovation.



BOARD OF ADJUSTMENT & APPEALS REGULAR MONTHLY MEETING MINUTES

NOVEMBER 18, 2024	7:02 PM	COUNTY BOARD ROOM
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ROLL CALL	MEMBERS PRESENT	MEMBERS 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	☒ John Zehnder, Zoning Specialist (ZS) ☒ Justin Hughes, Assistant County Attorney (ACA) ☒ Crystal Madden, Recording Secretary ☐ Other Staff:

REVIEW OF CANCELLATIONS & ADDITIONS	DS Zehnder stated there is an addition to the agenda concerning approval of PLN24-17 Findings of Fact.
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APPROVAL OF OCTOBER 21, 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

RECONSIDER THE MOTION TO DENY PLN24-17, CORNELIUS	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 RECONSIDER THE MOTION TO DENY PLN24-17. CORNELIUS	☒ PASS ☐ FAIL	VOTE: 4 – 0

MOTION TO DENY PLN24-17, CORNELIUS	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 DENY PLN24-17, CORNELIUS	☒ PASS ☐ FAIL	VOTE: 3 – 1

FINDINGS OF FACT PLN24-17, CORNELIUS	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
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PUBLIC APPEARANCES	None.
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ADDITIONAL ITEMS			
OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
ADJOURN MEETING	MOTION		SECOND
07:06 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

RANDY SCHWAB, CHAIR		DATE	12/16/2024
JOHN ZEHNDER, ZONING SPECIALIST		DATE	12/16/2024

DRAFT



BOARD OF ADJUSTMENT & APPEALS AND PLANNING & ZONING ADVISORY COMMISSION

2025 HEARING DATES

APPLICANT DEADLINE*	BAA & PC HEARING	BOARD OF COMMISSIONERS	FEEDLOT PERMITS
January 6	January 28	February 11	February 14
January 27	February 18	February 25	March 7
February 21	March 17	March 25	April 3
March 28	April 21	May 13	May 8
April 25	May 19	May 27	June 6
May 23	June 16	June 24	July 7
June 27	July 21	August 12	August 7
July 25	August 18	August 26	September 5
August 22	September 15	September 23	October 2
September 26	October 20	October 28	November 6
October 24	November 17	November 25	December 9
November 21	December 15	December 23	January 5, 2025

Applications must be submitted **BEFORE 3:30 p.m. on the deadline date*