



BOARD OF AJUSTMENT & APPEALS REGULAR MONTHLY MEETING MINUTES

JULY 20, 2026	7:00 PM	COUNTY BOARD ROOM
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BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
☒ David Hanson ☒ Justin Laven ☒ Randy Schwab, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☒ Dave Ubel	☐ David Hanson ☐ Justin Laven ☐ Randy Schwab, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel	☒ John Zehnder, <i>Zoning Specialist (ZS)</i> ☒ Lillian Smart, <i>Zoning Specialist (ZS)</i> ☒ Taylor Melson, <i>Assistant County Attorney (ACA)</i> ☒ Crystal Madden, <i>Secretary</i>

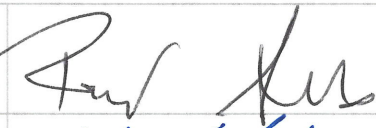
CANCELLATIONS & ADDITIONS	None.	
APPROVAL OF MINUTES	MOTION	SECOND
APPROVE May 18, 2026	☐ David Hanson ☒ Jon Thoreson ☐ Justin Laven ☐ Dave Ubel ☐ Randy Schwab	☐ David Hanson ☐ Jon Thoreson ☐ Justin Laven ☒ Dave Ubel ☐ Randy Schwab
VOTE TO APPROVE MINUTES	☒ PASS ☐ FAIL	
PUBLIC APPEARANCES	None.	

VARIANCE PUBLIC HEARING	
PLN26-07	APPLICANT/LANDOWNER: Riley Wenner / Riley & Lauren Wenner
DESCRIPTION OF REQUEST	A variance for development of the bluff to regrade driveway and construct a replacement garage. PID: 10.791.0090
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	No board members visited the site. There was no contact with board members from members of the public.
STAFF REPORT	ZS Zehnder
APPLICANT TESTIMONY	Present to represent the application was Riley Wenner located at 35917 Scandia Woods Drive, Saint Peter 56082. Wenner plans to remove outbuildings and expand the driveway and parking area. The current driveway is too steep for safe use, so he will add fill

	dirt to reduce the slope and prevent vehicles from sliding backward. Future plans include replacing the detached garage with a new twenty-four (24) by thirty (30) foot structure, which is about thirty percent (30%) larger than the existing one. The expanded parking area will allow vehicles to turn around safely after exiting the garage. To protect the structural integrity of the bluff, the project was designed in collaboration with an engineering firm.	
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.	
BOARD DISCUSSION	Further discussion between the applicant, board members, and staff took place.	
BOARD ACTION	MOTION	SECOND
Motion to APPROVE with conditions, as recommended	☐ David Hanson ☒ Jon Thoreson ☐ Justin Laven ☐ Dave Ubel ☐ Randy Schwab	☐ David Hanson ☐ Jon Thoreson ☒ Justin Laven ☐ Dave Ubel ☐ Randy Schwab
CONDITIONS OF THE VARIANCE	1. The applicants undertake the project according to the plans and specifications submitted to the County with the application. 2. The County may enter onto the premises at reasonable times and in a reasonable manner to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances. 3. The applicant shall obtain a zoning permit from Nicollet County prior to the construction of the garage. 4. The applicant shall utilize erosion and siltation control measures at the top and bottom of disturbed areas during construction, such as silt fences or straw wattles. 5. The applicant shall utilize erosion fabric underneath the riprap retaining wall. 6. The applicant shall avoid the removal of existing trees on the property. Tree removal is only permitted in the proposed development area. 7. The applicant shall not disturb the slope uphill from the garage site. 8. The applicant shall reseed any disturbed areas outside of the retaining wall. 9. The applicant shall direct runoff from the garage gutters to a secure outlet to ensure uniform flow of water from the structure. The applicant stated for the record that they understand and agree to the conditions of the permit.	

BOARD ACTION	VOTE ON MOTION		
APPROVE with conditions, as recommended	☒ PASS	☐ FAIL	VOTE: 5 - 0

ADDITIONAL ITEMS			
OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
ADJOURN MEETING	MOTION		SECOND
7:34 PM	☐ David Hanson ☒ Justin Laven ☐ Randy Schwab	☐ Jon Thoreson ☐ Dave Ubel	☒ David Hanson ☐ Justin Laven ☐ Randy Schwab
VOTE TO ADJOURN	☒ CARRIED	☐ FAILED	

Randy Schwab, Chair Board of Adjustment & Appeals		DATE	8-17-26
John Zehnder, Zoning Specialist		DATE	8/17/26