



Board of Adjustment & Appeals

MINUTES

DECEMBER 20, 2021

7:00 PM

NICOLLET COUNTY
BOARD ROOM

BOARD MEMBERS	David Wendinger ☒ <i>Chair</i>	David Hermanson ☒ <i>Vice Chair</i>	Justin Laven ☒	Ron Regenscheid ☒	Dave Ubel ☒
ABSENT EXCUSED	David Wendinger ☐ <i>Chair</i>	David Hermanson ☐ <i>Vice Chair</i>	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
ABSENT	David Wendinger ☐ <i>Chair</i>	David Hermanson ☐ <i>Vice Chair</i>	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
STAFF PRESENT	County Administrator Mandy Landkamer ☒				
	Assistant County Attorney (ACA) Megan E. Gaudette Coryell ☒				
	Other Staff: Pete Otterness, Assistant PPSP Director				

REVIEW OF CANCELLATIONS & ADDITIONS		None.			
MOTION TO APPROVE MINUTES OF NOVEMBER 15, 2021		APPROVE ☒		APPROVE WITH REVISIONS ☐	
1ST	David Wendinger ☐ <i>Chair</i>	David Hermanson ☐ <i>Vice Chair</i>	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☒
2ND	David Wendinger ☐ <i>Chair</i>	David Hermanson ☒ <i>Vice Chair</i>	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
VOTE TO APPROVE MINUTES		PASS ☒	FAIL ☐	VOTE: 5-0	

PUBLIC HEARINGS:

Torrey and Julie Carlbom PLN21-40 To construct an accessory structure closer to the front property line than the primary structure. Accessory structure to be constructed closer to County Road 20 than the existing residence.

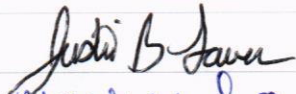
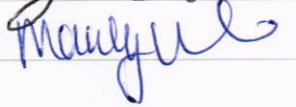
APPLICANT COMMENT	Mr. Carlbom appeared on his behalf and had no additional comments.				
PUBLIC COMMENT	None.				
PUBLIC TESTIMONY	None.				
PUBLIC PARTICIPATION	None.				
MOTION	APPROVE WITH CONDITIONS ☒			DENY ☐	

1 ST	David Wendinger ☒ Chair	David Hermanson ☐ Vice Chair	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
2 ND	David Wendinger ☐ Chair	David Hermanson ☐ Vice Chair	Justin Laven ☐	Ron Regenscheid ☒	Dave Ubel ☐
BOARD MEMBER DISCUSSION		Board Members Laven, Ubel, and Regenscheid commented on the R-1 structure setbacks and the application of the setbacks in relation to the dwelling location.			
VOTE		PASS ☒	FAIL ☐	VOTE: 5-0	

John Stenson/Stenson Living Trust PLN21-41 To allow the construction of an additional single family dwelling within the Northeast ¼ of the Northeast ¼, Section 29-111-26. Exceeding the density standard of one new dwelling per quarter-quarter on lots recorded after January 2, 1996 that meet minimum lot size requirements.

APPLICANT COMMENT	Mr. John Stenson appeared on his own behalf and shared with the Board his family's plans to build another dwelling.				
PUBLIC COMMENT	Mr. Michael Sannes commented he supported the Stenson request and lives across the road from the proposed location.				
PUBLIC TESTIMONY	None.				
PUBLIC PARTICIPATION	None.				
MOTION	APPROVE WITH CONDITIONS ☒		DENY ☐		
1 ST	David Wendinger ☐ Chair	David Hermanson ☐ Vice Chair	Justin Laven ☒	Ron Regenscheid ☐	Dave Ubel ☐
2 ND	David Wendinger ☐ Chair	David Hermanson ☒ Vice Chair	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
BOARD MEMBER DISCUSSION	Board Members Ubel and Laven commented with concern about future requests of this nature. Board Members Laven, Regenscheid, and Ubel inquired about the 1/4-1/4 standard, transfer of developmental rights, and the proposed parcels.				
VOTE	PASS ☒		FAIL ☐	VOTE: 5-0	

OLD BUSINESS	None.				
OTHER BUSINESS	None.				
REVIEW OF ADMINISTRATIVE VARIANCES	None.				
COMMUNICATIONS	Administrator Landkamer congratulated David Wendinger for reaching his maximum term limits and thanked him for his service over the last 9 years. Administrator Landkamer also thanked Ron Regenscheid for his service over the last two years. Mr. Regenscheid resigned his position, effective following the adjournment of the meeting.				
MOTION TO ADJOURN					
1 ST	David Wendinger ☐ Chair	David Hermanson ☒ Vice Chair	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
2 ND	David Wendinger ☐ Chair	David Hermanson ☐ Vice Chair	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☒
VOTE TO ADJOURN	PASS ☒		FAIL ☐	VOTE: 5-0	

JUSTIN LAVEN, CHAIR		DATE	4-18-22
MANDY LANDKAMER, COUNTY ADMINISTRATOR		DATE	4-20-2022