



## BOARD OF ADJUSTMENT & APPEALS AGENDA

**Date:** November 20, 2023

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

**Location:** Nicollet County Board Room, 501 S. Minnesota Avenue, St. Peter, MN

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Copies of the meeting agenda and packet are available on the Nicollet County website at:  
<https://mn-nicolletcounty.civicplus.com/AgendaCenter>

Questions or comments regarding the meeting can be directed to Spencer Crawford, Deputy Zoning Administrator, at 507-934-7071, or [spencer.crawford@co.nicollet.mn.us](mailto:spencer.crawford@co.nicollet.mn.us).

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1. Call to Order
2. Roll Call
3. Review of Cancellations and Additions
4. Public Appearances
5. Approval of Minutes: *October 16, 2023*
6. Approval of Findings of Fact:
  - **PLN 23-20, Carlson**
7. Old Business
8. Other Business
9. Communications
10. Adjourn

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### 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**

<b>OCTOBER 16, 2023</b>	<b>7:02 PM</b>	<b>NICOLLET COUNTY BOARD ROOM</b>
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ROLL CALL	BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	<input type="checkbox"/> Justin Laven, <i>Chair</i> <input checked="" type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input checked="" type="checkbox"/> Randy Schwab <input checked="" type="checkbox"/> Jon Thoreson <input checked="" type="checkbox"/> Dave Ubel	<input checked="" type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input type="checkbox"/> Randy Schwab <input type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel	<input checked="" type="checkbox"/> Spencer Crawford, Deputy Zoning Administrator (DZA) <input type="checkbox"/> Shana Jackson, County Assessor (Assessor) <input checked="" type="checkbox"/> Roxann Klein, Assistant County Attorney (ACA) <input checked="" type="checkbox"/> Crystal Madden, Recording Secretary <input checked="" type="checkbox"/> Other Staff: John Zehnder, Zoning Specialist <input type="checkbox"/> Other Staff:

<b>REVIEW OF CANCELLATIONS &amp; ADDITIONS</b>	A motion was made by Board Member Ubel, and seconded by Board Member Thoreson with a vote of 4-0 to move the Public Appearances portion of the hearing to the next item of business.
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<b>PUBLIC APPEARANCES</b>	<p>Tom Clement, 52991 Deerwood Trail, N. Mankato, made a public appearance to speak his opposition of the Findings of Fact and denial of after-the-fact variance PLN23-17.</p> <p>Paul Prah, 52995 Deerwood Trail, N. Mankato, made a public appearance to speak in favor of the denial of after-the-fact variance PLN23-17. Mr. Prah submitted a document before the hearing, which was shared with the Board and entered into the record.</p>
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APPROVAL OF SEPTEMBER 18, 2023 MINUTES	MOTION	2 <sup>ND</sup>
APPROVE	<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input type="checkbox"/> Randy Schwab <input checked="" type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel	<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input type="checkbox"/> Dave Ubel <input type="checkbox"/> Jon Thoreson <input checked="" type="checkbox"/> Randy Schwab
<b>VOTE TO APPROVE MINUTES</b>	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL VOTE: 4 - 0

FINDINGS OF FACT PLN23-16, R&G CONSTRUCTION	MOTION	2 <sup>ND</sup>
APPROVE	<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input type="checkbox"/> Randy Schwab <input checked="" type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel	<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input checked="" type="checkbox"/> Randy Schwab <input type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel
<b>VOTE TO APPROVE FINDINGS OF FACT</b>	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL VOTE: 4 - 0

FINDINGS OF FACT PLN23-17, THOMAS CLEMENT	MOTION	2 <sup>ND</sup>
APPROVE	<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input checked="" type="checkbox"/> Randy Schwab <input type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel	<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input type="checkbox"/> Randy Schwab <input checked="" type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel
<b>VOTE TO APPROVE FINDINGS OF FACT</b>	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL VOTE: 4 - 0

FINDINGS OF FACT PLN23-15, MINNESOTA VALLEY LUTHERAN HIGH SCHOOL	MOTION		2 <sup>ND</sup>
APPROVE	<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input type="checkbox"/> Randy Schwab <input checked="" type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel		<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input checked="" type="checkbox"/> Randy Schwab <input type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel
VOTE TO APPROVE FINDINGS OF FACT	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL	VOTE: 4 - 0

## PUBLIC HEARINGS – Variance

PLN23-20	APPLICANT/LANDOWNER: Marjorie Carlson / Keith Carlson Revocable Inter-Vivos Trust		
DESCRIPTION	Reduction of the State Right of Way setback from 100 feet to 28.2 feet for the purpose of installing a septic tank and drain field in the Conservancy Zoning District.		
CONFLICT OF INTEREST	None.		
SITE VISIT & PUBLIC CONTACT	No members of the board visited the site. There was no contact with the Board from members of the public.		
STAFF REPORT PRESENTED BY	DZA Crawford		
APPLICANT TESTIMONY	Present to represent the application was Marjorie Carlson, 3125 Prairie Rose Drive, Mankato.		
PUBLIC TESTIMONY	Drew Seppmann with Jadd Seppmann & Sons, 54043 State Highway 68, Mankato, discussed the septic design and location of the drain field with the Board. No other correspondence was received.		
BOARD DISCUSSION	None.		
BOARD ACTION	MOTION		2 <sup>ND</sup>
APPROVE VARIANCE WITH CONDITIONS, as recommended	<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input type="checkbox"/> Randy Schwab <input checked="" type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel		<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input checked="" type="checkbox"/> Randy Schwab <input type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel
VOTE TO APPROVE REQUEST	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL	VOTE: 4 - 0

## ADDITIONAL ITEMS

OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN MEETING	MOTION		2 <sup>ND</sup>
07:36 PM	<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input type="checkbox"/> Randy Schwab <input type="checkbox"/> Jon Thoreson <input checked="" type="checkbox"/> Dave Ubel		<input type="checkbox"/> Justin Laven, <i>Chair</i> <input type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input checked="" type="checkbox"/> Randy Schwab <input type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel
VOTE TO ADJOURN MEETING	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL	VOTE: 4 - 0

CRYSTAL MADDEN, RECORDING SECRETARY		DATE	
LLOYD HOFFMANN, VICE CHAIR		DATE	