



BOARD OF ADJUSTMENT & APPEALS

MINUTES **MARCH 20, 2023** **7:00 PM** **NICOLLET COUNTY BOARD ROOM**

ROLL CALL	BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	<input checked="" 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 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 type="checkbox"/> Jon Thoreson <input checked="" type="checkbox"/> Dave Ubel	<input checked="" type="checkbox"/> Spencer Crawford, Deputy Zoning Administrator (DZA) <input type="checkbox"/> Loria Rebuffoni, Property Services Supervisor (PSS) <input checked="" type="checkbox"/> Roxann Klein, Assistant County Attorney (ACA) <input checked="" type="checkbox"/> Crystal Madden, Recording Secretary <input type="checkbox"/> Other Staff: <input type="checkbox"/> Other Staff:

APPROVAL OF FEBRUARY 27, 2023 MINUTES	MOTION	2 ND
<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH REVISIONS	<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 checked="" type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input type="checkbox"/> Dave Ubel <input type="checkbox"/> Jon Thoreson <input type="checkbox"/> Randy Schwab
VOTE TO APPROVE MINUTES	<input checked="" type="checkbox"/> PASS <input type="checkbox"/> FAIL	VOTE: 4 - 0



PUBLIC HEARINGS

PLN23-05	APPLICANT/LANDOWNER: Jared Puhlmann
DESCRIPTION	Variance request for the reduction of the front yard setback from 35 feet to 27.7 feet in the Urban/ Rural Residential, Conservancy, & Shoreland Zoning Districts, and reduction of the side yard setback from 50 feet to 40 feet in the Shoreland Zoning District, for the purpose of constructing a dwelling.
STAFF REPORT PRESENTED BY	DZA Crawford
APPLICANT TESTIMONY	Jared Puhlmann stated that he had nothing more to add.
PUBLIC TESTIMONY	None.
BOARD DISCUSSION	Board Member Schwab stated he visited the site and had concerns with allowing a home closer to the road due to the right of way being narrow. Board Member Hoffmann stated he also conducted a site visit and recommended that the applicant maintain the vegetation on the bluff for slope stability. Board Member Laven asked the applicant if the neighbors shed and driveway were on or over the property line, as they appeared to be on the staff provided maps. Mr. Puhlmann replied they are close to but not on his property; DZA Crawford confirmed, noting that the staff provided maps may be slightly skewed. Board Members Schwab, Thorsen, & Laven asked DZA Crawford general questions about the Zoning Ordinance.

BOARD ACTION - APPROVAL	MOTION	2 ND
<input checked="" type="checkbox"/> APPROVAL WITH CONDITIONS AS LISTED BY STAFF <input type="checkbox"/> APPROVAL WITH REVISED CONDITIONS	<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 checked="" type="checkbox"/> Lloyd Hoffmann, <i>Vice Chair</i> <input type="checkbox"/> Randy Schwab <input type="checkbox"/> Jon Thoreson <input type="checkbox"/> Dave Ubel
VOTE TO APPROVE REQUEST	<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	VOTE: 3 - 1

ADDITIONAL ITEMS

OLD BUSINESS	None.		
OTHER BUSINESS	DZA Crawford stated that staff intended to discuss the draft hearing procedure and the findings of fact recording documents, but that it would be tabled until next month's hearing due to PSS Rebuffoni being absent. DZA Crawford asked the Board if they had any questions, and there was discussion on procedure.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN MEETING	MOTION		2ND
7:42 PM	<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	
VOTE TO ADJOURN MEETING	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL	VOTE: 4 - 0

JUSTIN LAVEN, CHAIR		DATE	04/17/2023
SPENCER CRAWFORD, DEPUTY ZONING ADMINISTRATOR		DATE	04/17/2023