



## Board of Adjustment & Appeals

MINUTES

APRIL 19, 2021

7:00 PM

NICOLLET COUNTY  
 BOARD ROOM

<b>BOARD MEMBERS</b>	David Wendinger <input checked="" type="checkbox"/> <i>Chair</i>	David Hermanson <input checked="" type="checkbox"/> <i>Vice Chair</i>	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input checked="" type="checkbox"/>	Dave Ubel <input checked="" type="checkbox"/>
<b>ABSENT EXCUSED</b>	David Wendinger <input type="checkbox"/> <i>Chair</i>	David Hermanson <input type="checkbox"/> <i>Vice Chair</i>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
<b>ABSENT</b>	David Wendinger <input type="checkbox"/> <i>Chair</i>	David Hermanson <input type="checkbox"/> <i>Vice Chair</i>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
<b>STAFF PRESENT</b>	Property and Public Services Director Mandy Landkamer <input checked="" type="checkbox"/>				
	Deputy Zoning Administrator (DZA) Jon Hammel <input checked="" type="checkbox"/>				
	Assistant County Attorney (ACA) Megan E. Gaudette Coryell <input checked="" type="checkbox"/>				
	Other Staff: <input type="checkbox"/>				

<b>REVIEW OF CANCELLATIONS &amp; ADDITIONS</b>		None.			
<b>MOTION TO APPROVE MINUTES OF FEBRUARY 22, 2021</b>		APPROVE <input checked="" type="checkbox"/>		APPROVE WITH REVISIONS <input type="checkbox"/>	
<b>1<sup>ST</sup></b>	David Wendinger <input type="checkbox"/> <i>Chair</i>	David Hermanson <input type="checkbox"/> <i>Vice Chair</i>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input checked="" type="checkbox"/>
<b>2<sup>ND</sup></b>	David Wendinger <input type="checkbox"/> <i>Chair</i>	David Hermanson <input checked="" type="checkbox"/> <i>Vice Chair</i>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
<b>VOTE TO APPROVE MINUTES</b>		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 5-0	
<b>MOTION TO APPROVE FINDINGS OF FACT FOR PLN21-03, BRIAN AND MARY DUEHRING</b>		APPROVE <input checked="" type="checkbox"/>		APPROVE WITH REVISIONS <input type="checkbox"/>	
<b>1<sup>ST</sup></b>	David Wendinger <input type="checkbox"/> <i>Chair</i>	David Hermanson <input type="checkbox"/> <i>Vice Chair</i>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input checked="" type="checkbox"/>	Dave Ubel <input type="checkbox"/>
<b>2<sup>ND</sup></b>	David Wendinger <input type="checkbox"/> <i>Chair</i>	David Hermanson <input type="checkbox"/> <i>Vice Chair</i>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input checked="" type="checkbox"/>
<b>VOTE TO APPROVE MINUTES</b>		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 5-0	
<b>MOTION TO APPROVE FINDINGS OF FACT FOR PLN21-04, JAMIE FRANTA</b>		APPROVE <input checked="" type="checkbox"/>		APPROVE WITH REVISIONS <input type="checkbox"/>	

1 <sup>ST</sup>	David Wendinger <input type="checkbox"/> <b>Chair</b>	David Hermanson <input type="checkbox"/> <b>Vice Chair</b>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input checked="" type="checkbox"/>
2 <sup>ND</sup>	David Wendinger <input type="checkbox"/> <b>Chair</b>	David Hermanson <input type="checkbox"/> <b>Vice Chair</b>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input checked="" type="checkbox"/>	Dave Ubel <input type="checkbox"/>
<b>VOTE TO APPROVE MINUTES</b>		PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>	VOTE: 5-0	

## **PUBLIC HEARINGS:**

**APPLICANT:** MEUER FAMILY, LLC, AND KEVIN & PAMELA TRUENBACH

**FILE #:** PLN21-06

**DESCRIPTION:** REDUCE THE MINIMUM LOT SIZE IN THE SHORELAND ZONING DISTRICT FOR THE PURPOSE OF CREATING NEW LOTS

<b>APPLICANT COMMENT</b>	Kevin Truebenbach was present. He noted the existing property line went through his hog barn. The request would allow him to square up his property.				
<b>PUBLIC COMMENT</b>	None.				
<b>PUBLIC TESTIMONY</b>	None.				
<b>PUBLIC PARTICIPATION</b>	Mary Milbrath, Supervisor with Belgrade Township, noted that Belgrade Township was open to the annexation alternative.				
<b>MOTION</b>	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>		
1 <sup>ST</sup>	David Wendinger <input type="checkbox"/> <b>Chair</b>	David Hermanson <input type="checkbox"/> <b>Vice Chair</b>	Justin Laven <input checked="" type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
2 <sup>ND</sup>	David Wendinger <input type="checkbox"/> <b>Chair</b>	David Hermanson <input checked="" type="checkbox"/> <b>Vice Chair</b>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input type="checkbox"/>
<b>BOARD MEMBER DISCUSSION</b>	Laven asked when the lots were designed. Truebenbach said when he bought the property he believed the property line was further south, and did not run through his hog barn.				
<b>VOTE</b>	PASS <input checked="" type="checkbox"/>		FAIL <input type="checkbox"/>		VOTE: 5-0

**APPLICANT:** BENCO ELECTRIC

**FILE #:** PLN21-08

**DESCRIPTION:** REDUCE MINIMUM LOT SIZE IN THE AG ZONING DISTRICT FOR THE PURPOSE OF CONSTRUCTING AN ELECTRICAL SUBSTATION

<b>APPLICANT COMMENT</b>	Tim Braulick, with Benco Electric, was present. He stated the project was a capacity upgrade for safety reasons. He also stated two acres is more than enough room for the substation and that a 3.5 acre lot would be too much space.				
<b>PUBLIC COMMENT</b>	New Sweden Township called staff and stated that they support the project.				
<b>PUBLIC TESTIMONY</b>	None.				
<b>PUBLIC PARTICIPATION</b>	None.				
<b>MOTION</b>	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>		
1 <sup>ST</sup>	David Wendinger <input type="checkbox"/> <b>Chair</b>	David Hermanson <input type="checkbox"/> <b>Vice Chair</b>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input type="checkbox"/>	Dave Ubel <input checked="" type="checkbox"/>
2 <sup>ND</sup>	David Wendinger <input type="checkbox"/> <b>Chair</b>	David Hermanson <input type="checkbox"/> <b>Vice Chair</b>	Justin Laven <input type="checkbox"/>	Ron Regenscheid <input checked="" type="checkbox"/>	Dave Ubel <input type="checkbox"/>
<b>BOARD MEMBER DISCUSSION</b>	None.				