



STEELE COUNTY
PLANNING COMMISSION AGENDA
Steele County Administration Center – 630 Florence - Owatonna, MN 55060

Tuesday, April 2nd, 2024 at 7:00 p.m. – Steele County Boardroom

1. Call to Order
2. Pledge of Allegiance
3. Approve Agenda
4. Election of Chair and Vice Chair for 2024
5. Minutes (10-03-23)
6. Public Hearing: Variance #659 (Ottman – Side Yard Setback)
7. Public Hearing: Variance #660 (Prime 45, LLC – Front Yard Setback)
8. 2024 Schedule
9. Adjournment

**Minutes
of the
Steele County Board of Adjustments
Oct. 3rd, 2023**

Call to Order:

The meeting was called to order by Chair Schmidt at 7:00 pm. Members present were Schmidt, Jaster, Nelson, Ulrich, and staff member Oolman.

Agenda:

Motion by Ulrich, second by Nelson to approve the agenda as submitted. Motion passed

Minutes:

Motion by Nelson, second by Ulrich to approve the Aug. 1st, 2023, minutes as submitted. Motion passed 4 to 0.

Public Hearing – Variance #658 (Krell- Front Yard Setback)

This hearing is to consider a variance request from Rodney Krell to construct a new storage structure 80 feet from the centerline of SE 74th Ave. The property is located in the E ½ of the SE ¼, Section 10, Blooming Prairie Township. The property address is 12458 74th Ave. SE.

Questions & Comments by board members:

- Ulrich- if the variance is granted with a condition, does the condition stay with the property?
Oolman- Yes, variances are recorded on the property and any condition would remain.
- Schmidt- A couple of the existing buildings are closer to the road, were they there before the ordinances were made?
Oolman- Yes, the loafing shed on the north side of the building site was probably built before ordinances were adopted. The house, built in 1979, is 100 feet from center of road and was built after setbacks were established.
- Michelle Krell- Explained the reasons they are asking for a variance. The area to the north is low and floods in the spring and during wet weather. Other areas are cropped. They purchased the farm in 1999 although it has been in the family for 120 years. They are looking to continue to grow our family farm, and this would help with storage.
- Ulrich- Could the building be turned to meet the ordinance?
Krell- It would make it difficult to turn heavy equipment in the driveway and a well is located in that area.
- Schmidt- Will there be footings dug or will it be a floating slab?
Krell- Floating slab.
- Jaster- Could you put fill in the low land?
Krell- The drop off in this area is 8 feet lower than the road and 4 feet lower than the other building in that area. Fill would add an additional cost.

The public hearing was opened.

As there were no public comments the public hearing was closed.

Further questions and comments by the board.

- Ulrich felt that there are other buildings at 80 feet from center of road, so he does not oppose this variance.
- Schmidt, Jaster feel that there are at least two other alternative building sites including hauling in fill to the low area to the north of the driveway or turning the building. Also expressed concerns with safety issues with the building so close to the road.

The board reviewed the criteria for considering variance request #658

1) Is the variance in harmony with the intent of the comprehensive plan and ordinance?

All members felt the variance request was in harmony with the comprehensive plan and ordinance.

2) Is the property owner proposing to use the property in a reasonable manner?

All members felt the property owner was using the property in a reasonable manner.

3) The plight of the applicant is due to circumstances unique to the property.

Schmidt, Jaster, and Nelson did not feel the uniqueness of the property contributed to the plight of the applicant. Ulrich felt that it did.

4) Was the plight of the landowner created by someone other than the landowner?

All members felt the landowner did not create the circumstance.

5) The variance will not alter the essential character of the locality.

All members felt the character of the locality would remain the same.

6) Economic considerations alone are not the only practical difficulty?

Ulrich and Nelson felt that the variance request involved more than economic considerations. Schmidt, and Jaster felt that it did not.

Motion by Jaster, second by Schmidt to deny variance request #658 based upon the findings of the board. Motion to deny failed with Jaster, Schmidt voting aye and Nelson, Ulrich voting nay.

Motion by Ulrich, second by Nelson to approve variance request 658 with one condition.

1. The landowner acknowledges that the minimum setback requirements from which he or she is requesting a variance are in place to provide for the general safety and welfare of the residents of Steele County. The landowner also acknowledges that his or her request for a variance from those standards places the landowner and landowners' property at increased risk of damage due to the decreased distance from the public right-of-way. With that knowledge, the landowner agrees to hold Blooming Prairie Township, its employees, and officials harmless from any claims, demands or actions or causes of action, including reasonable attorney's fees and expenses, arising out of any act or omission by Blooming Prairie Township in the normal course of its business, which results in damage to the landowner's property. Activities in the normal course of business include, but are not limited to, snow removal, maintenance of ditches, maintenance of any Township maintained culverts, and road work including patching, grading, or resurfacing, regardless of whether such activities are performed negligently or not.

Motion to approve failed with Ulrich, Nelson voting aye and Schmidt, Jaster voting nay.

Additional discussion by board members:

- Jaster and Schmidt reiterated the building could be placed in a different location compliant with the ordinance if fill was brought in. Based on their experience with the construction of their own buildings, this was reasonable.
- Ulrich conceded that other options exist.

Motion to deny variance request #658 based upon the findings of the board. Motion to deny passed by a 4 to 0 vote.

Adjournment:

Motion by Ulrich, second by Nelson to adjourn. Motion passed. Meeting adjourned at 7:53 PM.

**Staff Report
for
Appeal for a Variance #659
Ottman**

Applicant: Travis and Beth Ottman

Property Owner: Travis and Beth Ottman

Property Address: 5411 SE 73rd St.
Owatonna, MN 55060

Property Description:

The West One-half of the Southwest Quarter (W1/2 of SW1/4), except the East Forty-five (45) rods thereof, of Section Sixteen (16), and the Southeast Quarter (SE1/4) of Section Seventeen (17) lying East of the Right-of-Way of the Chicago, Milwaukee and St. Paul Railway, all in Township One Hundred Six (106) North, Range Nineteen (19) West, Steele County Minnesota.

Zoning District: Agricultural

Ordinance:

Section 705.5a of the Steele County zoning Ordinance requires a minimum side yard setback of 20 feet. Section 404.04 of the Steele County Zoning Ordinance states:

If a non-conforming structure is destroyed by any means to an extent of more than fifty percent (50%) of its current market value, as determined by the Steele County Assessor's records at the time of destruction, it shall not be reconstructed except in conformity with the provisions of the zoning code. If destroyed to less than fifty percent (50%) of its market value, said restoration shall begin within twelve (12) months or the structure shall be made conforming.

Variance Request:

Re-construct a foundation and perform other general maintenance to an existing barn. The barn sits across a parcel line with approximately 10 feet on the eastern parcel and the remainder on the west parcel. Both parcels are owned by the Ottman's. The parcels cannot be administratively combined to eliminate the internal property line because they lie in two different Sections of land. The barn was built over 100 years ago, and the assessor's currently have it valued at \$800.

Criteria for Granting a Variance:

Variances may be granted when the applicant establishes that there are practical difficulties in complying with the official control. The Board of Adjustments shall utilize the following criteria to determine if the request meets the meaning of "Practical Difficulties"

1) Is the variance in harmony with the intent of the comprehensive plan and ordinance?

The intent of the side yard setback is to minimize potential impacts to neighboring properties and in some cases provide adequate room for emergency vehicles such as fire trucks to access the structure if needed. In this situation, the Ottmans still own both parcels and though nothing would prevent them from selling one or the other separately, any future buyer would be aware of what they are purchasing. Emergency access to the barn can be obtained from any direction.

2) Is the property owner proposing to use the property in a reasonable manner?

The property would continue to be used as it currently has been.

3) Is the plight of the landowner due to circumstances unique to the property?

The building site is somewhat unique in that it was built in two different Sections of Aurora Township with the barn actually straddling the section line. It appears both parcels have been continuously owned by the same person since the building site was developed. Typically, we would require property owners to request the parcels be administratively combined into one parcel in these types of situations but because the property lies in two different Sections, the auditors' office will not combine them.

4) The unique circumstances were not created by the landowner?

The Ottman's purchased the property in 2020 and have since constructed a new house entirely in Section 16. The barn's location and the configuration of the parcels were in place when they purchased the property.

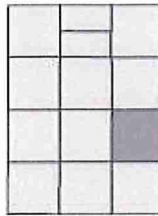
5) The variance will not alter the essential character of the locality.

The character of the building site will not change as a result of granting this variance.

6) Economic considerations alone do not constitute a practical difficulty.

Economics do not appear to be the only consideration. Although the parcels could be combined by platting, that process is lengthy as it involves not only surveying but deed research, legal work, etc. This additional work makes it considerably more expensive as well.

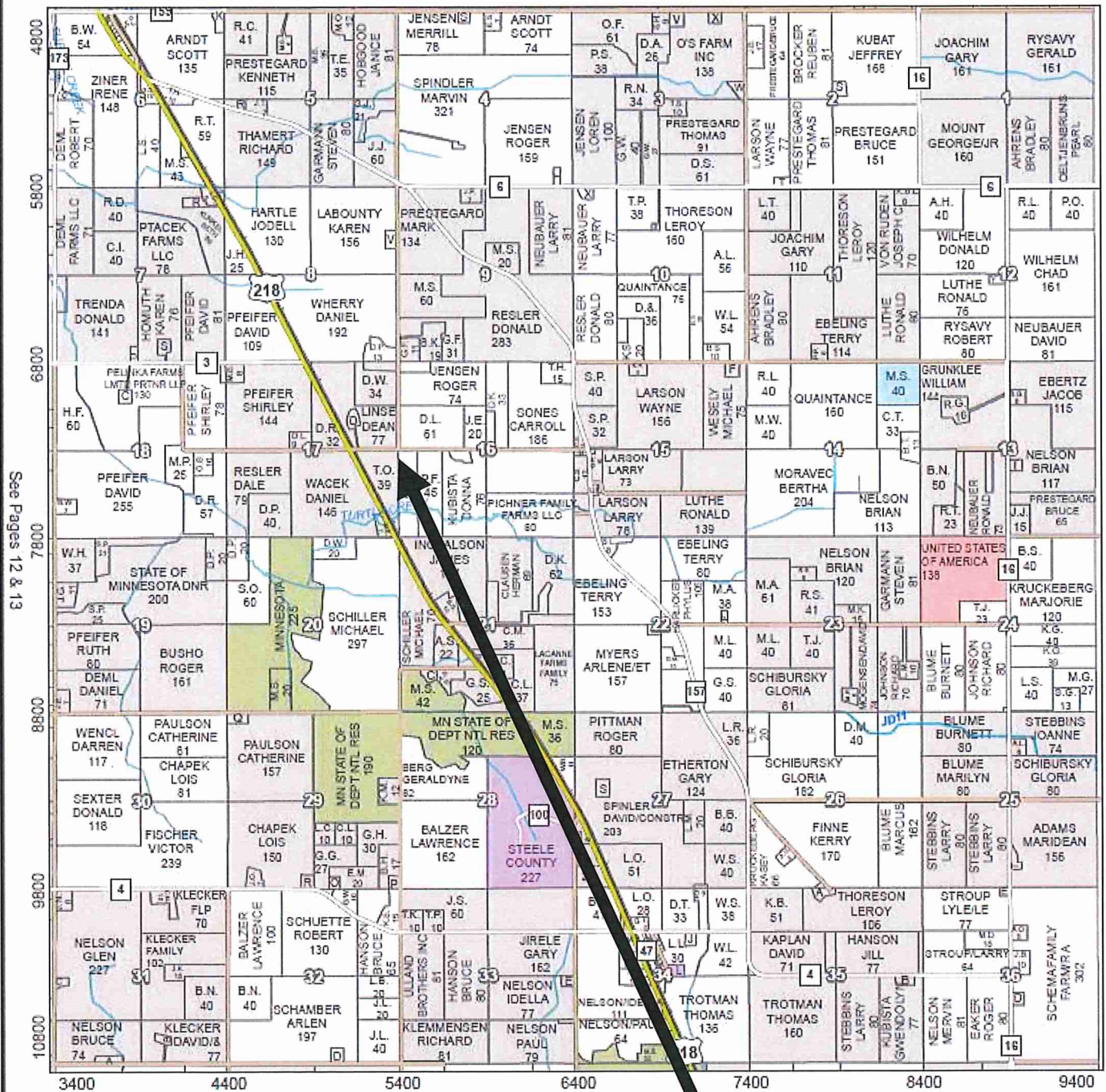
Aurora



T.106N. - R.19W.



See Pages 16 & 17



Ottman Variance Request Location

5411 SE 73rd St.



Disclaimer: Steele County, MN makes no representations or warranties, express or implied, with respect to the use or reuse of the data provided herein, regardless of the format or the means of transmission. THE DATA IS PROVIDED "AS IS" WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY, SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY, OR FITNESS OF THE DATA FOR ANY PARTICULAR PURPOSE. Steele County, MN, shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting in the use of this data, even if Steele County, MN, has been advised of the possibility of such potential loss or damage. This data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.

Ottmans

0 0.010.01 0.02
mi

March 19, 2024



RECORD of FINDINGS

659

PARCEL #:	04-016-340004-017-2100	PROP. ADDRESS:	5411 SE 73rd Street
DISTRICT:	Agricultural		Owatonna, MN 55060
APPLICANT: Travis & Beth Ottman		LANDOWNER: Same	
ADDRESS: 5411 SE 73rd Street		ADDRESS:	
Owatonna, MN 55060			

RECORD of FINDINGS of the BOARD OF ADJUSTMENT

(to grant a variance the board of adjustments must answer yes to all of the following.)

- 1 Is the variance request in harmony with the purpose and intent of the ordinance and consistent with the comprehensive plan?

Schmidt	Yes	☐	No	☐	Why?	
Jaster	Yes	☐	No	☐	Why?	
Ulrich	Yes	☐	No	☐	Why?	
Hansen	Yes	☐	No	☐	Why?	
Lammers	Yes	☐	No	☐	Why?	

- 2 Is the owner proposing to use the property in a reasonable manner?

Schmidt	Yes	☐	No	☐	Why?	
Jaster	Yes	☐	No	☐	Why?	
Ulrich	Yes	☐	No	☐	Why?	
Hansen	Yes	☐	No	☐	Why?	
Lammers	Yes	☐	No	☐	Why?	

- 3 Is the plight of the land owner due to circumstances that are unique to the property?

Schmidt	Yes	☐	No	☐	Why?	
Jaster	Yes	☐	No	☐	Why?	
Ulrich	Yes	☐	No	☐	Why?	
Hansen	Yes	☐	No	☐	Why?	
Lammers	Yes	☐	No	☐	Why?	

- 4 Were the unique circumstances created by someone other than the landowner?

Schmidt	Yes	☐	No	☐	Why?	
Jaster	Yes	☐	No	☐	Why?	
Ulrich	Yes	☐	No	☐	Why?	
Hansen	Yes	☐	No	☐	Why?	
Lammers	Yes	☐	No	☐	Why?	

5 Will the character of the locality remain the same after granting the variance?

Schmidt	Yes	☐	No	☐	Why? _____
Jaster	Yes	☐	No	☐	Why? _____
Ulrich	Yes	☐	No	☐	Why? _____
Hansen	Yes	☐	No	☐	Why? _____
Lammers	Yes	☐	No	☐	Why? _____

6 Does the practical difficulty involve more than economic considerations?

Schmidt	Yes	☐	No	☐	Why? _____
Jaster	Yes	☐	No	☐	Why? _____
Ulrich	Yes	☐	No	☐	Why? _____
Hansen	Yes	☐	No	☐	Why? _____
Lammers	Yes	☐	No	☐	Why? _____

Motion _____
Second _____

Approve

☐

Deny

☐

Schmidt	Aye	☐	Nay	☐
Jaster	Aye	☐	Nay	☐
Ulrich	Aye	☐	Nay	☐
Hansen	Aye	☐	Nay	☐
Lammers	Aye	☐	Nay	☐

Approved

☐

Denied

☐

Date: _____

Information and testimony presented supporting this decision are hereby certified to be the Findings of the Steele County Board of Adjustments.

Chair, Steele County Board of Adjustments

Date

Document prepared by the Steele County Planning and Zoning Director.

Director, Steele County Planning and Zoning

Date

Staff Report
for
Appeal for a Variance #660
Prime 45 LLC

Applicant: Prime 45, LLC

Property Owner: Prime 45, LLC

Property Address: 4500 North County Road 45
Owatonna, MN 55060

Parcel Number: 12-029-1105

Property Description:

All that part of the NE1/4 of the NE1/4 of Section 29, Township 108 North, Range 20 West, Steele County, Minnesota, described by:

Commencing at the northeast corner of said NE1/4; thence South 00°05'51" West assumed bearing, 422.50 feet along the east line of said NE 1/4 to the True Point of Beginning; thence North 89°51'26" West 322.61 feet along a line parallel with the north line of said NE1/4 to the easterly right of way line of Interstate Highway No. 35; thence South 00°53'25" West 5.06 feet along said right of way line; thence South 06°38'43" East 724.57 feet along said right of way line; thence southerly along said right of way line and along a tangential curve concave to the west, central angle 2°38'45", radius 3968.41 feet, arc length 183.26 feet to the south line of said NE1/4 of the NE1/4; thence South 89°52'09" East 219.03 feet to the southeast corner of said NE1/4 of the NE1/4; thence North 00°05'51" East 906.78 feet to said True Point of Beginning.

Zoning District: General Business

Ordinance:

Section 1204.3a of the Steele County Zoning Ordinance requires a front yard setback in the General Business zone of not less than 50 feet from all public road rights-of-way.

Variance Request:

Build two separate self-storage units as close as 35 feet from the right of way of County Road 45.

Background:

Prime 45, LLC has purchased the former Gallea Transfer property in Clinton Falls. The property currently contains three buildings. Two larger storage buildings and a 30 unit mini-storage building. They are looking to construct three additional storage buildings. One of the buildings will be constructed in compliance with the required setback but two of them will require a variance to allow them as close as 35 feet from the right of way. In addition to the variances, the owner has requested the County turn back 30 feet of the right of way leaving the County 75 feet from center of road. This road currently has a 105 feet of right of way on this side of the road which is larger than normal because the road was originally State Highway 65. If the right of way turnback is approved and if the 35 feet variance is granted, the buildings will be 110 feet from the center of the road. The storage buildings will also need a Conditional Use Permit from the County.

Staff Report
Variance #660
Prime 45 LLC

Criteria for Granting a Variance:

Variances may be granted when the applicant establishes that there are practical difficulties in complying with the official control. The Board of Adjustments shall utilize the following criteria to determine if the request meets the meaning of “Practical Difficulties”

1) Is the variance in harmony with the intent of the comprehensive plan and ordinance?

The intent of the setback is multi- purpose:

- Provide safety to motorist and the structures should a vehicle leave the road.
The property is located along County Road 45. County Road 45 is a straight road with a 45 MPH speed limit. Even with the 30 feet turnback and a 35 feet setback from the right of way, the structures will be 110 feet from the center of the road. Typical setbacks required in rural areas of the County are 100 feet to center of road.
- Provide for an area for construction should the road need to be rebuilt.
The County Engineer has indicated the 75 feet of right of way that the County is keeping is adequate to handle any expected future road reconstructions.
- Reduce the obstruction of sightlines as viewed from the road or an access.
Sight lines from the road are good as the road is straight and level in the location of the proposed structure. On the accesses, there will still be 80 feet from the edge of the building to the edge of the road giving vehicle traffic a clear sight line of the road before they have to enter into the lane of traffic.
- Prevent damage to structures from road maintenance activities.
Because of the larger than normal width of the right-of-way the buildings will be 110 feet from center of road. A typical setback in rural areas is 100 feet from center of road.
- Minimize snow drifting on the road.
To my knowledge, snow drifting has not been a problem in this area.

2) Is the property owner proposing to use the property in a reasonable manner?

Storage structures have been allowed in the general business zone with the granting of a conditional use permit.

3) Is the plight of the landowner due to circumstances unique to the property?

The owners claim the narrowness of the property and the wider than normal right of way are unique to the property. The property is approximately 250 feet wide on the northern end but only approximately 145 feet wide on the southern end. The width in the middle near where they want to construct the 2nd building is approximately 167 feet. There is also a drainage swale that runs across the property between the proposed buildings that makes that area unusable

4) Were the unique circumstances not created by the landowner?

The configuration of the property, the drainage swale, and the right of way width were not the direct result of the property owner.

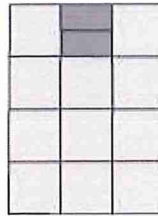
5) The variance will not alter the essential character of the locality.

The property is already being used for a similar use so the addition of additional buildings should not alter the character.

6) Economic considerations alone do not constitute a practical difficulty.

While it's reasonable to assume that the commercial value of the property increases if additional development can occur on it, some additional development could occur even without the variances.

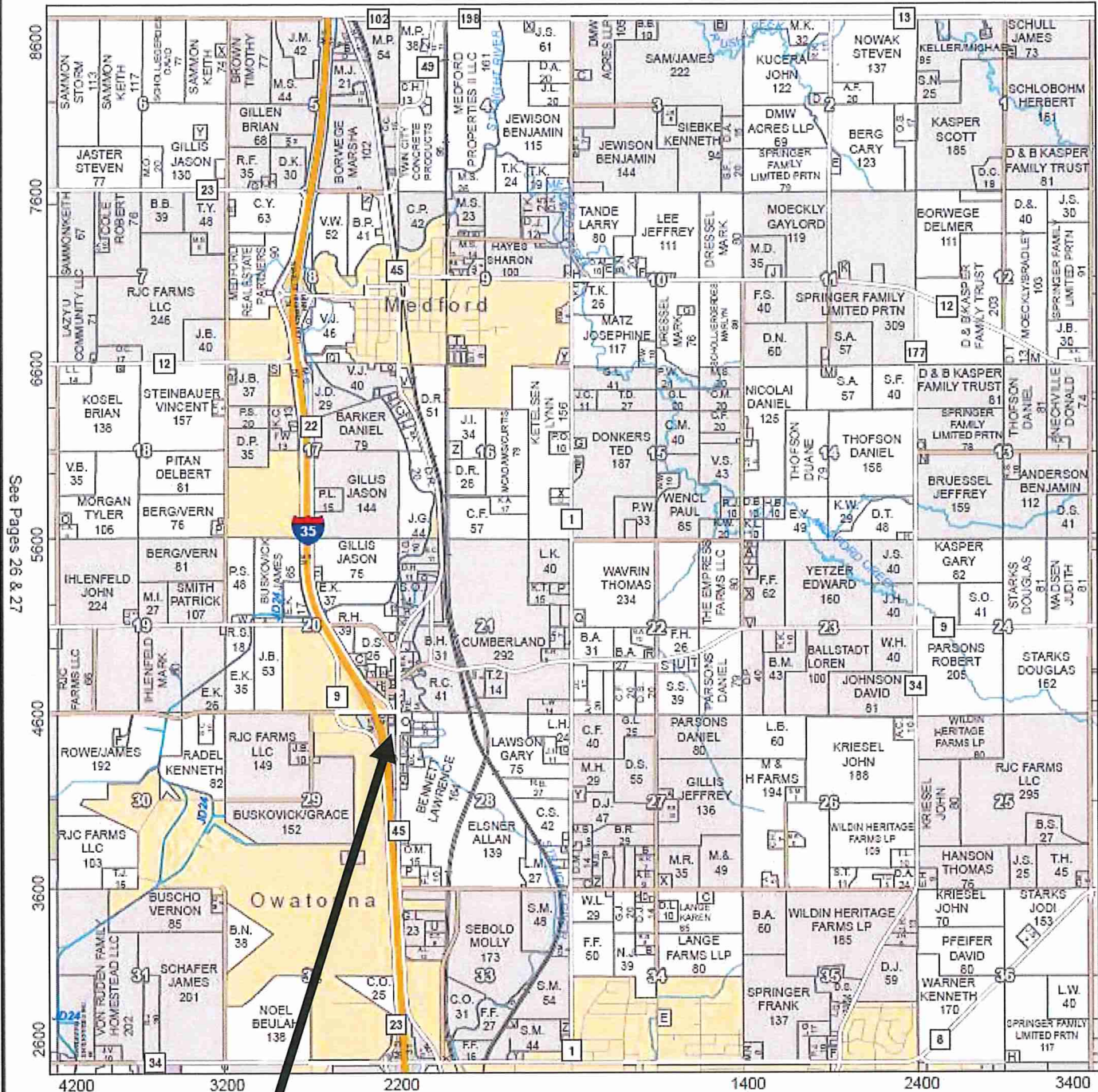
Medford & Clinton Falls



T.108N. - R.20W.



Rice Co.



See Pages 26 & 27

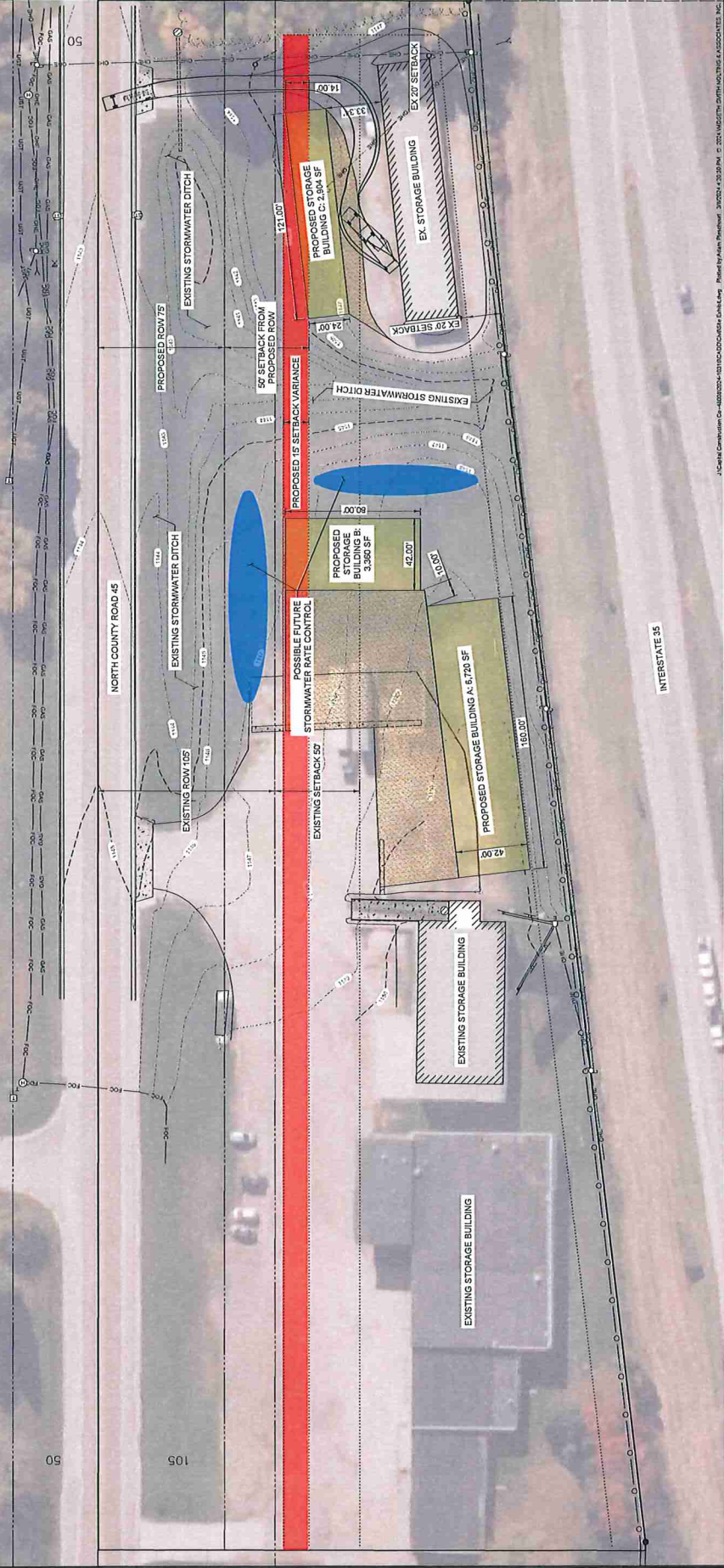
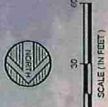
See Pages 22 & 23

See Pages 18 & 19

Prime 45 LLC Location
4500 County Road 45 North

SETBACK VARIANCE EXHIBIT

 = 15' SETBACK VARIANCE REQUEST



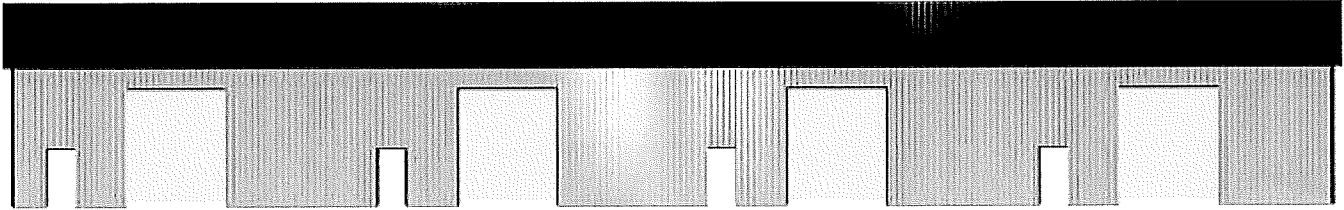
Building A



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

3/11/2024
KASLOW, BRENT
Doc ID: 3426120240311104653

Elevations & Floor Plan



North Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

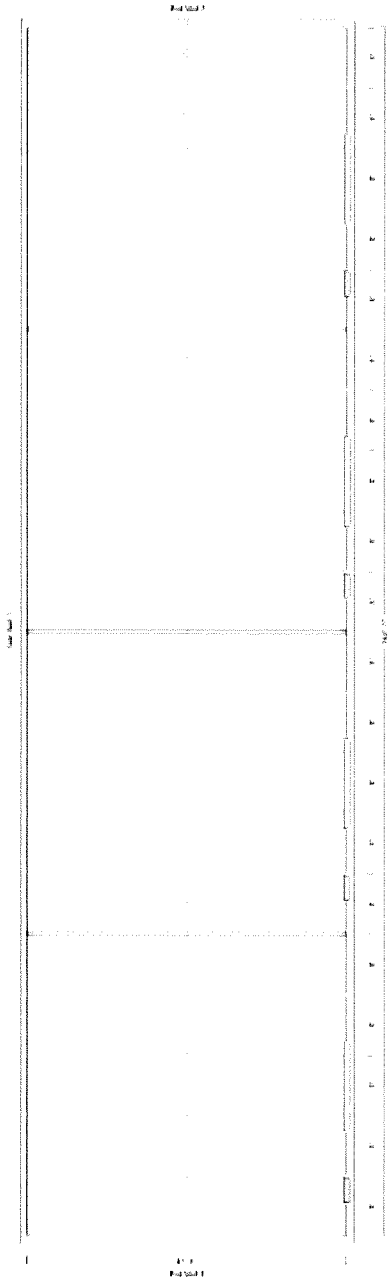
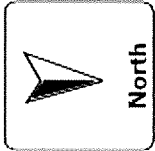


P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

3/11/2024
KASLOW, BRENT
Doc ID: 3426120240311104653

Elevations & Floor Plan

Floor Plan



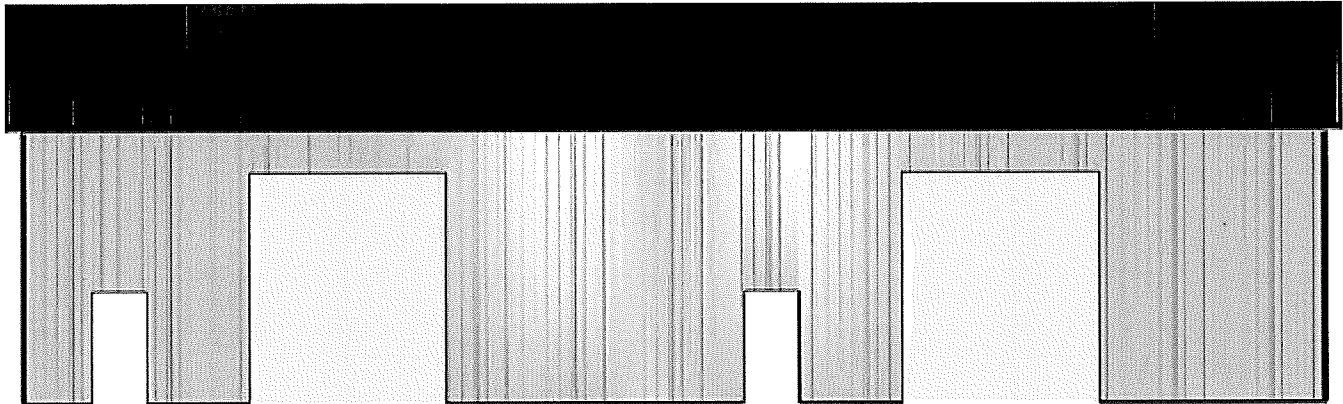
Building B



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

3/11/2024
KASLOW, BRENT
Doc ID: 3426120240311104653

Elevations & Floor Plan

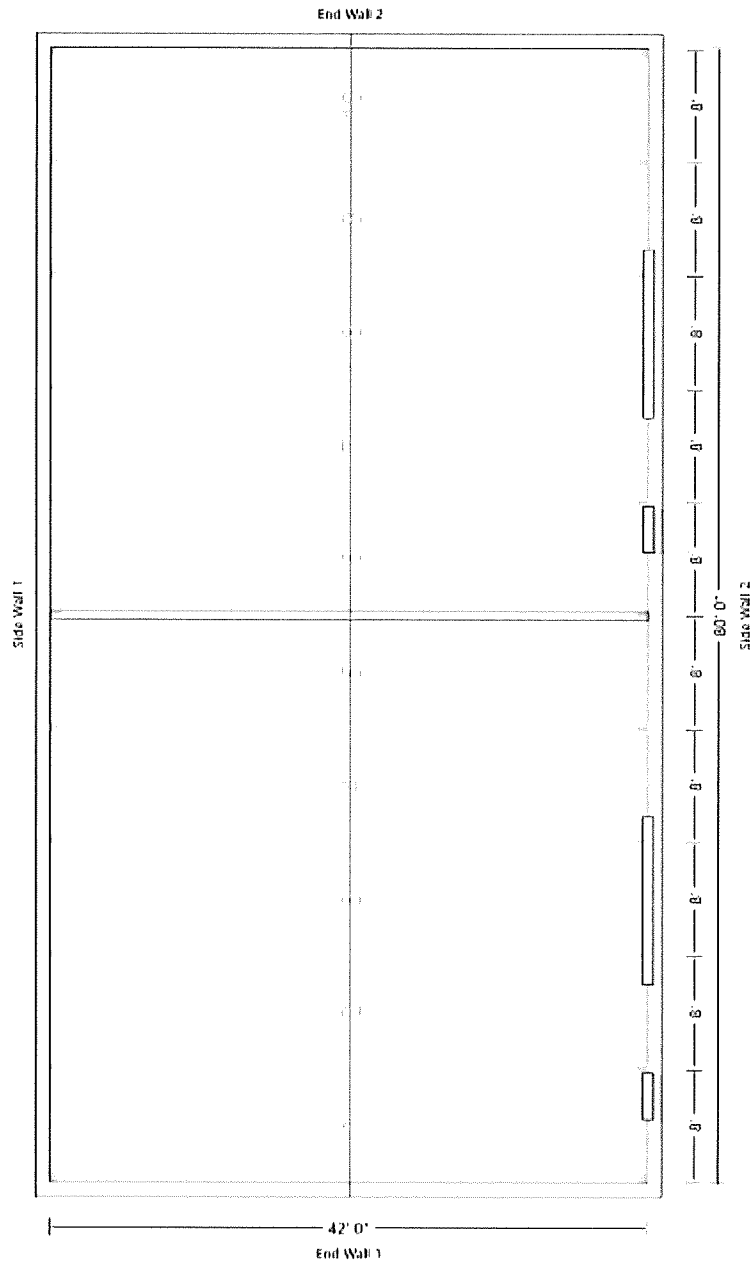


North Side Wall 2 on Building 2

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Elevations & Floor Plan

Floor Plan

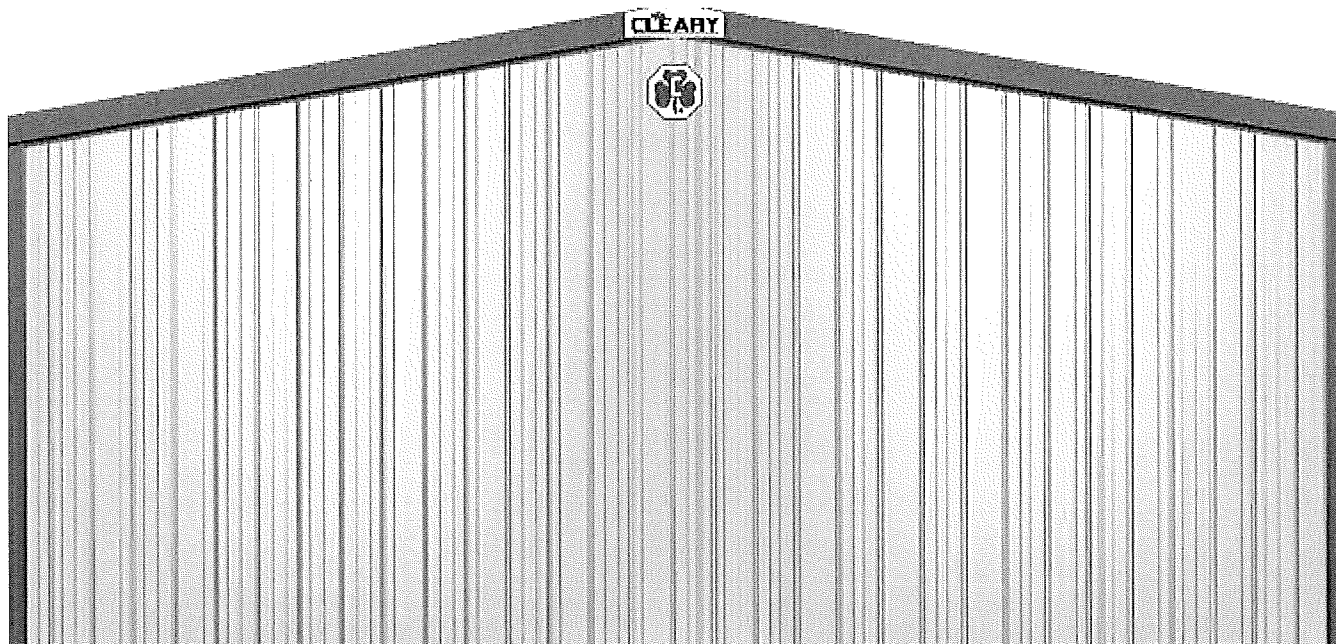




P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

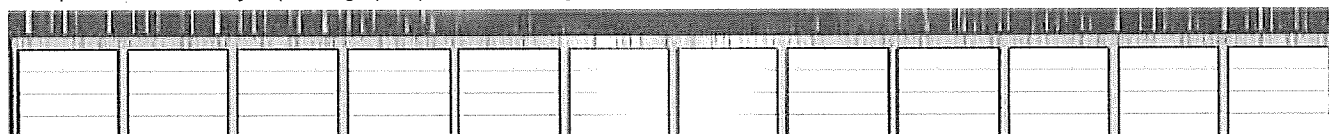
3/5/2024
KASLOW, BRENT
Doc ID: 3426120240305142249

Elevations & Floor Plan



East End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



North Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



South Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Front Yard Setback Variance - Narrative

Date: March 8, 2024
To: Planning and Zoning – Steele County
From: Adam Pleschourt, PE
Subject: Front Yard Setback Variance Narrative and Suggested Findings for Approval

Site Address:

4500 County Road 45 N, Owatonna, MN 55060

Variance Requested:

Section 1204(3)(a) – Decrease of front yard setback by 15-feet, from 50-feet to 35-feet from the public right-of-way in the General Business Zoning District.

Development Summary:

The applicant is looking to further develop a site that is situated between Hwy 35 and CR 45, just north of the Owatonna city limits. The site has previously been developed as a self-storage site with 15 units on the south side and an additional storage building on the north. Due to the narrow geometry of the site, existing drainage patterns and very wide right-of-way, further development of the site is stifled. The owner is pursuing a partial vacation of right-of-way and a front yard setback variance to enable further development of the underutilized parcel.

The approval authority may grant a variance to the provisions of this ordinance if it finds that:

- A. Is the variance request in harmony with the purpose and intent of the ordinance and consistent with the comprehensive plan?

This project is in conformance with the overall intent of the ordinance and comprehensive plan. It further develops a lot that is underutilized. Further developing this area, along an interstate, directs development away from more sensitive areas that could disrupt the overall nature of the locality and towards an underutilized parcel. This site is currently used as a self-storage facility, and this variance will allow for the expansion of a facility that the surrounding area needs. The intent is to develop along the Highway 35 corridor with more intense commercial uses that are tolerant of the highway, utilizing it as a benefit rather than a detriment.

- B. The property owner is proposing to use the property in a reasonable manner;

The owner intends to use the property consistent with the way it is currently being used which fits the characteristic of the locality along an interstate as mentioned above.

- C. The plight of the landowner is due to circumstances unique to the property;

The unique geometric circumstances of the property prevent the landowner from developing the site in a reasonable manner. This is due to the narrowness of the site, the large setbacks, and the abnormally large right of way. Roughly a quarter-mile north of the property, the right of way along the county road narrows to 33' on each side of the centerline. Even with the expected right of way vacation, the property will have 75' of right of way to the center of the road. This, combined with the interstate on the west side restricts the development area on the southern end of the parcel. The site widens slightly on the north end, however there is a large drainage ditch conveying runoff from the interstate which runs through the middle of the site. This drainageway prevents continuous development of the parcel outside of the standard setback area. The

abnormal right of way further pushes the setback from the road and into the narrowest portion of the parcel. Reducing the front yard setback from 50-feet to 35-feet will help the owner overcome the geometric restrictions that are unique to the property due to the confinement between two highways.

- D. The unique circumstances were not created by the landowner;

The circumstances listed in item C above were not created by the landowner.

- E. Granting the variance will not alter the essential character of the locality; and

The site will continue to be used in the same manner in which it is currently used, therefore granting the variance will not alter the character of the locality. This site is ideal for a storage facility due to the proximity to the interstate. Additionally, the proposed building setback will not exceed the existing setback of the site to the south.

- F. Economic considerations alone do not constitute practical difficulties.

Economic considerations are not the reason for the variance request. The narrowness of the site and the abnormally large right of way combined with the large building setback are what constitute the difficulty for reasonable development.

RECORD of FINDINGS

660

PARCEL #:	<u>12-029-1105</u>	PROP. ADDRESS:	<u>4500 County Road 45 North</u>
DISTRICT:	<u>General Business</u>		<u>Owatonna, MN 55060</u>
APPLICANT:	<u>Prime 45, LLC</u>	LANDOWNER:	<u>Same</u>
ADDRESS:	<u>4500 County Road 45 N.</u>	ADDRESS:	<u></u>
	<u>Owatonna, MN 55060</u>		<u></u>

RECORD of FINDINGS of the BOARD OF ADJUSTMENT

(to grant a variance the board of adjustments must answer yes to all of the following.)

- 1 Is the variance request in harmony with the purpose and intent of the ordinance and consistent with the comprehensive plan?

Schmidt	Yes	☐	No	☐	Why?	<u></u>
Jaster	Yes	☐	No	☐	Why?	<u></u>
Ulrich	Yes	☐	No	☐	Why?	<u></u>
Hansen	Yes	☐	No	☐	Why?	<u></u>
Lammers	Yes	☐	No	☐	Why?	<u></u>

- 2 Is the owner proposing to use the property in a reasonable manner?

Schmidt	Yes	☐	No	☐	Why?	<u></u>
Jaster	Yes	☐	No	☐	Why?	<u></u>
Ulrich	Yes	☐	No	☐	Why?	<u></u>
Hansen	Yes	☐	No	☐	Why?	<u></u>
Lammers	Yes	☐	No	☐	Why?	<u></u>

- 3 Is the plight of the land owner due to circumstances that are unique to the property?

Schmidt	Yes	☐	No	☐	Why?	<u></u>
Jaster	Yes	☐	No	☐	Why?	<u></u>
Ulrich	Yes	☐	No	☐	Why?	<u></u>
Hansen	Yes	☐	No	☐	Why?	<u></u>
Lammers	Yes	☐	No	☐	Why?	<u></u>

- 4 Were the unique circumstances created by someone other than the landowner?

Schmidt	Yes	☐	No	☐	Why?	<u></u>
Jaster	Yes	☐	No	☐	Why?	<u></u>
Ulrich	Yes	☐	No	☐	Why?	<u></u>
Hansen	Yes	☐	No	☐	Why?	<u></u>
Lammers	Yes	☐	No	☐	Why?	<u></u>

5 Will the character of the locality remain the same after granting the variance?

Schmidt	Yes	☐	No	☐	Why? _____
Jaster	Yes	☐	No	☐	Why? _____
Ulrich	Yes	☐	No	☐	Why? _____
Hansen	Yes	☐	No	☐	Why? _____
Lammers	Yes	☐	No	☐	Why? _____

6 Does the practical difficulty involve more than economic considerations?

Schmidt	Yes	☐	No	☐	Why? _____
Jaster	Yes	☐	No	☐	Why? _____
Ulrich	Yes	☐	No	☐	Why? _____
Hansen	Yes	☐	No	☐	Why? _____
Lammers	Yes	☐	No	☐	Why? _____

Motion _____
 Second _____

Approve

☐

Deny

☐

Schmidt	Aye	☐	Nay	☐
Jaster	Aye	☐	Nay	☐
Ulrich	Aye	☐	Nay	☐
Hansen	Aye	☐	Nay	☐
Lammers	Aye	☐	Nay	☐

Approved

☐

Denied

☐

Date: _____

Information and testimony presented supporting this decision are hereby certified to be the Findings of the Steele County Board of Adjustments.

 Chair, Steele County Board of Adjustments

 Date

Document prepared by the Steele County Planning and Zoning Director.

 Director, Steele County Planning and Zoning

 Date

2024 Tentative Board of Adjustments Meeting Dates

Meeting Date

April 2

May 7

June 4

July 2

August 6

September 3

October 1

October 29 (election)

December 3