

**Minutes
of the
Steele County Board of Adjustments
April 2, 2024**

Call to Order:

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

Agenda:

Motion by Lammers, second by Jaster to approve the agenda with corrections. Motion passed.

Organization:

Motion by Lammers, second by Ulrich to reappoint Brian Schmidt as Chair. Motion passed unanimously.

Motion by Ulrich, second by Lammers to reappoint Steve Jaster as Vice Chair. Motion passed unanimously.

Minutes:

Motion by Ulrich, second by Jaster to approve the Oct 3rd, 2023, minutes as submitted. Motion passed 5 to 0.

Public Hearing – Variance #659 (Oltmans – Side Yard Setback)

This hearing is to consider a variance request from Travis & Beth Oltmans to re-construct an existing barn that does not meet the setback from an internal property line. The property is located in the W ½ of the SW ¼, Section 16, and the SE ¼, lying East of the Railroad, Section 17, Aurora Township. The property address is 5411 SE 73rd Street.

Questions & Comments by board members:

Schmidt- What are the acres of each parcel?

Oolman- *There are about 75 acres total, 40 acres in Section 17, and about 35 acres in Section 16.*

Schmidt- The building site is in the center of the property.

Oolman- *Yes, it is.*

Hansen: Were you aware of the parcel line down the middle of the property when you bought it?

Oltmans: *Yes, but we were not aware that we would have to get a variance to restore the 1911 barn.*

The public hearing was opened.

As there were no comments the public hearing was closed.

The board reviewed the criteria for considering variance request #659

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

All members felt the request met the intent of 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.**
All members felt the uniqueness of the property contributed to the plight of the applicant.
- 4) **Was the plight of the landowner created by someone other than the landowner?**
All members felt the circumstances were created by someone other than the landowner.
- 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?**
All members did agreed economics were not the only reason for the request.

Motion by Jaster, second by Hansen to grant variance request #659 a based upon the findings of the board.

Motion to approve passed 5 to 0.

Public Hearing – Variance #660 (Prime 45, LLC – Front Yard Setback)

This hearing is to consider a variance request from Prime 45, LLC to construct two self-storage structures 35 feet from the right of way of County Road 45. Steele County ordinances require the structures to be 50 feet from the right of way. The property is located in the NE1/4 of the NE 1/4, Section 29 Clinton Falls Township. The property address is 4500 County Road 45 North.

Questions & Comments by board members:

Schmidt- Are the water retention ponds required?

Oolman- Water retention pond regulations are enforced by the MPCA in rural areas of the county.

Prime 45 LLC representative stated that the ponds were shown on the site plan to indicate where they could be placed should they need to be.

Schmidt- Indicated he met with the Highway Engineers to clarify questions about the right of way.

Commissioner Brady- Stated that the Steele County Board has agreed to turnback 30 feet of right of way along the road. County Road 45 was originally a State Highway with wide right of ways. The county has done the same for many of the property owners along the road when requested.

Hansen- Asked for clarification on the setbacks from the road.

Oolman- In the General Business zone, setbacks are measured from the edge of the right of way as opposed to agricultural zones where the setback is typically measured from the center of the road.

Hansen- Inquired about which direction the doors of the new buildings would face.

Building A would face east, building B would face north, and the Building C which is a typical ministorage building will have doors on the east and west.

Schmidt- Are the new driveways going to be paved or left gravel?

Prime 45, LLC- They will remain gravel.

The public hearing was opened.

As there were no comments the public hearing was closed.

The board reviewed the criteria for considering variance request #660

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

All members felt it was not because the parcel was created after the ordinance was adopted.

1) 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.

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

All members felt the uniqueness of the property contributed to the plight of the applicant.

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

All members felt the circumstances were created by someone other than the landowner.

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

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

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

All member's felt economics were not the only reason for the request.

Motion by Lammers, second by Ulrich to approve variance request #660 based upon the findings of the board.

Motion to approve passed 5 to 0.

Adjournment:

Motion by Hansen, second by Lammers to adjourn. Motion passed. Meeting adjourned at 7:45 PM.