

LYON COUNTY, MINNESOTA
BOARD OF ADJUSTMENT/ PLANNING COMMISSION MEETING

MAY 9, 2023 - 7:00 P.M., COMMISSIONER'S ROOM
LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN

- PLEDGE OF ALLEGIANCE TO THE FLAG
- IDENTIFY ANY CONFLICT OF INTEREST
- AMEND/APPROVE AGENDA
- CORRECT/APPROVE MINUTES FROM APRIL 11, 2023 MEETING

BOARD OF ADJUSTMENT:

NOTICE OF PUBLIC HEARING

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Josh and Kylie Chandler for a variance request to construct a Home Addition, Seventy (70) feet from the road right-of-way of 110th Street. This is a Thirty (30) foot variance request.

The area representing the request is zoned Agricultural. The property is described as follows:

A parcel on land located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Thirty-one (31), Township One Hundred and Nine (109) North, Range Forty-two (42) West, Rock Lake Township, Lyon County, MN.

A Public Hearing on the Variance Request will be held by the Lyon County Board of Adjustments in the Commissioner's Room of the Lyon County Government Center, 607 West Main Street, Marshall, Minnesota, on Tuesday, May 9, 2023, at 7:00 p.m.

PLANNING COMMISSION:

NOTICE OF PUBLIC HEARING

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Nexamp Solar, LLC – Yankton Solar, LLC (Applicant) for a Conditional Use Permit (CUP) as regulated by the Lyon County Zoning Ordinance. The site is leased from the Willard J. Engel and Colleen R. Engel Trust. The Project is referred to as the Nexamp Solar LLC – Yankton Solar, LLC. The project's peak production will be approximately 1-megawatt. The area representing the request is zoned agricultural. The affected properties are described as follows:

The Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township One Hundred Nine (109) North, Range Forty-two (42) West, SAVE AND EXCEPT the Railway right-of-way of the Chicago Northwestern Railway as it is constructed and laid out across said quarter.

ALSO EXCEPTING

All that part of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 24. Township 109 North, Range 42 West, described as follows:

Commencing at the southwest corner of the SW 1/4; thence East 300 feet on the South section line; thence North at a right angle 725 feet; thence West at a right angle 300 feet to the West section line; thence South on the West section line a distance of 725 feet to the point of beginning.

A Public Hearing on the Conditional Use will be held by the Lyon County Planning Commission in the Commissioner Room of the Lyon County Government Center, Marshall, Minnesota, on Tuesday, May 9, 2023, at 7:00 p.m.

The following is for your information:

BUILDING PERMITS:

Ronald Schmidt	Clifton	26	02-026004-0	Machine Shed
Patrick O' Toole	Shelburne	16	16-016005-0	Grain Bin
Mark & Laura DeBeer	Lyons	22	12-022004-0	Garage Addition
Jance Vandelanotte	Stanley	5	18-005001-0	Shop Addition
Todd Vanleeuwe	Grandview	35	07-035004-2	Garage Addition
Josh & Kylie Chandler	Rock Lake	31	15-031007-0	Variance - Home Addition
Jeremy Parrie	Lynd	33	11-033015-0	Home Addition
Knife River - Sweetman Pit	Custer	29	04-029002-0	Temporary Asphalt Plant
Yankton Solar, LLC - Nexamp	Rock Lake	24	15-024001-0	CUP - 1 MW Solar Power Gen Facility

AFTER THE FACT BUILDING PERMITS: None

SEWER PERMITS: None

AFTER THE FACT SEWER PERMITS: None

CONDITIONAL USE PERMIT: Yankton Solar, LLC (Nexamp)

CONDITIONAL USE PERMIT – ESSENTIAL SERVICE: None

AFTER THE FACT CUP: None

VARIANCE: Josh & Kylie Chandler

VARIANCE AFTER THE FACT: None

PRELIMINARY PLAT: None

FINAL PLAT: None

REZONING: None

ADMINISTRATIVE FEE: Knife River – Temporary Asphalt Plant

SPECIAL MEETING: None