

MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENTS MEETING

Tuesday, July 9, 2024 7:00 P.M. COMMISSIONERS ROOM, LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN.

MEMBERS PRESENT: Louwagie, Sleiter, Olson, Meulebroeck

OTHERS PRESENT: Biren, Crowley, Ron Verly, Roger Verly, Clinton Javers, Curt Anton

ABSENT: DeBaere

Olson opened the meeting at 7:01 p.m.

All present recited the Pledge of Allegiance

Identify any conflicts of interest: None

AMEND/APPROVE AGENDA: Meulebroeck moved, seconded by Louwagie to approve the agenda as presented. All in favor, motion carried.

Minutes for the June 11, 2024 meeting reviewed. Louwagie moved, seconded by Meulebroeck to approve the minutes as presented. All in favor, motion carried.

BOARD OF ADJUSTMENTS:

Biren reads Variance Permit for Curt Anton for a property line Variance to construct a Cold Storage Shed eight (8) feet from the East property line and fifteen feet (15) from the North property line. This represents a seventeen (17) foot variance request from the East property line and a ten (10) foot variance request from the North property line. .

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Curt Anton for a property line variance request to construct a Cold Storage Shed, eight (8) feet from the East property line and fifteen feet (15) from the North property line. This represents a seventeen (17) foot variance request from the East property line and a ten (10) foot variance request from the North property line.

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

All that part of the South Half of the Southwest Quarter of Section 31, Township 112 North, Range 41 West, Fairview Township, Lyon County, Minnesota.

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, July 9, 2024, at 7:00 p.m.

Biren introduces Curt Anton and explains project to the Board.

Anton explains that he needs the room for storage for more items. Would like to keep this building in line with other buildings. 48' long, 36' wide with a 12' overhang.

Olson – Any questions or comments from anyone?

Meulebroeck – Anything from the airport or city?

Biren – Maximum height is 60', and this is well underneath that. No comments from Township Board or any phone calls.

Anton – it is quite a ways north of the flight pattern of the airport.

Meulebroeck – just what I had hear that it might be tough to build anything out there

Olson – Nothing from any neighbors

Anton – no – nearest neighbor sent a letter of support

Olson – Anyone in the crowd commenting on this one?

Anton – Will need to take out some trees – would like to build before winter

Olson – Any further questions? Moving on to findings of facts.

Board goes through the findings of fact and agrees with the findings. Moves onto motions.

Sleiter moved, seconded by Louwagie to grant a variance request to Curt Anton to construct a Cold Storage Shed, eight (8) feet from the East property line and fifteen feet (15) from the North property line. This represents a seventeen (17) foot variance request from the East property line and a ten (10) foot variance request from the North property line. The property is zone Agricultural and described as follows:

All that part of the South Half of the Southwest Quarter of Section 31, Township 112 North, Range 41 West, Fairview Township, Lyon County, Minnesota.

Applicant to comply with all zoning requirements.

With the following stipulations:

1. That if any of the work performed as allowed by the granting of this variance is ever impacted or required to be removed, the cost of such impact shall be borne by the landowner, including removal and/or relocation of property and facilities.
2. Must obtain a building permit prior to construction.
3. The purpose of which the variance was granted shall be undertaken by the applicant within 18 months of the granting of the variance. For good cause, the Zoning Administrator may grant an administrative extension of up to 12 months. Said extension shall be in writing. If the applicant fails to establish use of the variance within said time limits, the variance shall expire.
4. Adopt Findings of Fact as part of Motion.
5. A copy of this Motion shall be filed with the County Recorder's Office along with the legal description of the property. Additional fees to be paid by the applicant for the actual costs incurred by the county for the recording fees.

VOTING FOR: Olson, Louwagie, Sleiter, Meulebroeck

OPPOSED: None

ABSTAINED: None

ABSENT: DeBaere

Biren reads Variance Permit for Clinton & Teresa Javers for a property line variance request to construct a Personal Use Arena, ten (10) feet from the North property line. This represents a fifteen (15) foot variance request from the North property line.

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Clinton & Teresa Javers for a property line variance request to construct a Personal Use Arena, ten (10) feet from the North property line. This represents a fifteen (15) foot variance request from the North property line.

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

All that part of the Southwest Quarter of Section 25, Township 112 North, Range 43 West, Nordland Township, Lyon County, Minnesota.

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, July 9, 2024, at 7:00 p.m.

Biren introduces Clint Javers and explains project to the Board.

Javers explains that he is trying to find the best way to use the land. Took trees out and now trying to figure out the best way not to have to bring in a lot of fill.

Sleiter – What is the building being used for?

Javers – An arena and storage – horse arena and section for storage

Olson – Questions from the audience?

Biren – had quite a few calls, but once I explained it, they understood more what the building was for and no concerns. Township did not have any comments and approved.

Olson – Any further questions?

Board goes through the findings of fact and agrees with the findings. Moves onto motions.

Sleiter moved, seconded by Louwagie to grant a variance request to Clinton & Teresa Javers to construct a Personal Use Arena, ten (10) feet from the North property line. This represents a fifteen (15) foot variance request from the North property line.

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

All that part of the Southwest Quarter of Section 25, Township 112 North, Range 43 West, Nordland Township, Lyon County, Minnesota.

Applicant to comply with all zoning requirements. With the following stipulations:

1. That if any of the work performed as allowed by the granting of this variance is ever impacted or required to be removed, the cost of such impact shall be borne by the landowner, including removal and/or relocation of property and facilities.
2. Must obtain a building permit prior to construction.
3. The purpose of which the variance was granted shall be undertaken by the applicant within 18 months of the granting of the variance. For good cause, the Zoning Administrator may grant an administrative extension of up to 12 months. Said extension shall be in writing. If the applicant fails to establish use of the variance within said time limits, the variance shall expire.
4. Adopt Findings of Fact as part of Motion.
5. A copy of this Motion shall be filed with the County Recorder's Office along with the legal description of the property. Additional fees to be paid by the applicant for the actual costs incurred by the county for the recording fees.

VOTING FOR: Olson, Sleiter, Louwagie, Meulebroeck

OPPOSED: None

ABSTAINED: None

ABSENT: DeBaere

PLANNING COMMISSION: None

Motion to adjourn by Sleiter second by Louwagie. All in favor, motion carried.

Board of Adjustments/Planning Commission
Chair

John Biren, Lyon County P&Z Administrator