

**OFFICIAL PROCEEDINGS OF THE
RICE COUNTY BOARD OF ADJUSTMENT
Commissioner's Room / Government Services Building
Thursday, July 28, 2022 at 6:30 PM**

I. Call to Order

A. Roll Call

The meeting was called to order both in-person and electronically by Chair Michael Streiff at 6:30 p.m.

Members present were: Michael Streiff, Preston Bauer, Charlie Peters, Julia Hogan.

Members absent were: Jill Ellingson

Staff present were: Director Julie Runkel, Zoning Administrator Trent McCorkell, Planner Jeremy Edwards, Administrative Coordinator Anna Aguilar (*via Zoom*).

Others present: see Sign-in Sheet and Registrant List.

B. Motion by Charlie Peters, seconded by Preston Bauer, Reading of the Notice.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Julia Hogan, NAYS: None

C. Motion by Charlie Peters, seconded by Julia Hogan, Approval of the Agenda.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Julia Hogan, NAYS: None

D. Motion by Preston Bauer, seconded by Charlie Peters, to approve the minutes of June 30, 2022.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Julia Hogan, NAYS: None

II. New Business

1. Variance/Ableman - Section 20, Wells Township

Dan Ableman has applied for a 70-ft variance from the 100-ft Public Drainage Ditch setback to allow for a driveway to be constructed 30-ft from a public drainage ditch. The property is described as: Part of the W1/2 of the NW1/4 of Section 20, Wells Township, Rice County, Minnesota. PID#: 10.20.2.25.003. The property is Zoned A, Agricultural.

Motion by Preston Bauer, seconded by Charlie Peters, to approve the Variance request with the following conditions and findings for Dan Ableman. The property is located in Section 20 of Wells Township.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Julia Hogan, NAYS: None

CONDITIONS OF APPROVAL – Ableman

1. The variance is to allow for a driveway to be located 30-ft from the County Drainage Ditch on the property, subject to compliance with all other Ordinance regulations.
2. Submitted plans shall be followed.
3. This variance shall be void if construction permits allowing for the driveway are not obtained within one year of the variance approval.
4. Failure to comply with the terms of this variance may result in termination of the Variance.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Board of Adjustment (BOA).

The BOA asked the applicant, Dan Ableman (DA), to come forward to add comments or answer questions regarding the request.

DA - I am requesting a variance for a driveway to be 30-ft from the ditch. There is an existing driveway access, and at some points the driveway will be 60-ft away from the ditch but at the closest point, it will be about 30-ft from the ditch.

MS - You are aware of the 4 conditions?

DA -Yes.

Chair Streiff opened the public testimony portion of the item to the public and no one spoke.

Chair Streiff closed the public testimony portion of the item to the public.

Discussion:

CP - It looks straight forward to me. I have no issues with it.

PB - I have no issues as well. I will motion to approve this with the 4 conditions.

CP - I will second that motion.

The Board of Adjustment reviewed the variance application and found that the applicant has established that all of the following criteria from Section 503 of the Zoning Ordinance amendment are met by this proposal:

- *Proposed use is allowed in the property's zoning district;*
- *Request is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan;*
- *Applicant proposes to use the property in a reasonable manner not permitted by the Ordinance;*
- *The request stems from circumstances unique to the property, not one created by the landowner;*
- *If granted, this variance will not alter the essential character of the locality nor have any significant impact on the surrounding properties;*
- *This is the minimum variance necessary to afford relief;*
- *Adequate sewage treatment and water capabilities can be provided;*
- *The variance would have no significant impact on public health or safety; and*
- *Special privileges are not conferred to the applicant that are denied owner of other lands, structures, or buildings in the same district*

The findings were read by Bauer with the conditions as stated above and with the following additions by staff:

TM: The location would allow for maintenance of the grass buffer along the ditch and this location would have less of an impact on crop land in that area.

Motion made, seconded, and approved unanimously.

2. **Variance/Velishek - Section 16, Wells Township**

Randy Velishek has applied for a 480-sqft variance from the 1200-sqft size limitation to allow for an addition onto an existing shed. The property is described as: Lots 4 and 5, Block 2, Misgens Bay in Section 16, Wells Township, Rice County, Minnesota. The property address is: 17378 Roberds Lake Blvd., Faribault, MN 55021. PID#s: 10.16.1.76.001 & 10.16.1.76.002. The property is Zoned GDS, General Development Shoreland.

Motion by Peters, seconded by Hogan, to approve the Variance request with the following conditions and findings for Randy Velishek. The property is located in Section 16 of Wells Township.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Julia Hogan, NAYS: None

CONDITIONS OF APPROVAL – Velishek

1. The Variance is to allow for a 14-ft by 40-ft addition onto the south side of the existing shed located on the property, subject to compliance with all other Ordinance regulations.
2. Approved site plan shall be followed.
3. The proposed building shall be used for personal onsite accessory use only.
4. Prior to onsite construction Lots 4 and 5, Block 2 shall be combined onto a single deed and a request to combine them onto a single tax parcel shall be requested.
5. Variance shall be void if a building permit for the proposed addition is not obtained within one

year of the variance approval.

6. Failure to comply with the terms of this variance may result in termination of the Variance.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Board of Adjustment (BOA).

The BOA asked the applicant, Randy Velishek (RV), to come forward to add comments or answer questions regarding the request.

RV - I added Lot 5 to Lot 4 to be able to build across the property line. I could have put up a 30ft x 40ft shed on the other lot but I didn't want to have to maintain another building, so I decided to add on to the garage instead.

MS - Are you aware of the 6 conditions?

RV - Yes.

Chair Streiff opened the public testimony portion of the item to the public and no one spoke.

Chair Streiff closed the public testimony portion of the item to the public.

Discussion:

CP - It's a second tier lot that butts up to the road. I think it is a good idea instead of having a second shed. I will motion to approve this item with the 7 conditions.

JH - I will second.

The Board of Adjustment reviewed the variance application and found that the applicant has established that all of the following criteria from Section 503 of the Zoning Ordinance amendment are met by this proposal:

- *Proposed use is allowed in the property's zoning district;*
- *Request is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan;*
- *Applicant proposes to use the property in a reasonable manner not permitted by the Ordinance;*
- *The request stems from circumstances unique to the property, not one created by the landowner;*
- *If granted, this variance will not alter the essential character of the locality nor have any significant impact on the surrounding properties;*
- *This is the minimum variance necessary to afford relief;*
- *Adequate sewage treatment and water capabilities can be provided;*
- *The variance would have no significant impact on public health or safety; and*
- *Special privileges are not conferred to the applicant that are denied owner of other lands, structures, or buildings in the same district*

The findings were read by Peters with the conditions as stated above and with the following additions by staff:

TM: No further comments from Staff.

Motion made, seconded, and approved unanimously.

3. **Variance/Hofmaster - Section 31, Wells Township**

Alan and Debbie Hofmaster have applied for a 65-ft variance from the 100-ft property line setback to allow for a new property line to be placed 35-ft from a livestock building. The property is described as: Part of the SW1/4 of the SW1/4 of Section 31, Wells Township, Rice County, MN. PID#: 10.31.3.25.002. The property is Zoned A, Agricultural.

Motion by Preston Bauer, seconded by Charlie Peters, to approve the Variance request with the following conditions and findings for Alan and Debbie Hofmaster. The property is located in Section 31 of Wells Township.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Julia Hogan, NAYS: None

CONDITIONS OF APPROVAL – Hofmaster

1. The variance is to allow for a proposed property line to be located 35-ft from an existing livestock building, subject to compliance with all other Ordinance regulations.
2. Submitted plans shall be followed.
3. Failure to comply with the terms of this variance may result in termination of the Variance.

----- Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Board of Adjustment (BOA).

The BOA asked the applicant, Debbie & David Hofmaster (DeH & DaH), to come forward to add comments or answer questions regarding the request.

DaH - We are requesting the variance to hopefully build a single family home close to the farm so we can be onsite and continue to help run the farm.

MS - Are you aware of the 3 conditions?

DaH - Yes.

JH - You own the surrounding land with the livestock building?

DeH - Yes, but we don't have livestock in there right now.

Chair Streiff opened the public testimony portion of the item to the public and no one spoke.

Chair Streiff closed the public testimony portion of the item to the public.

Discussion:

PB - They need the variance because it is close to a livestock building. They are doing it the right way. I will motion to approve this item with the 3 conditions as stated.

CP - I will second.

The Board of Adjustment reviewed the variance application and found that the applicant has established that all of the following criteria from Section 503 of the Zoning Ordinance amendment are met by this proposal:

- *Proposed use is allowed in the property's zoning district;*
- *Request is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan;*
- *Applicant proposes to use the property in a reasonable manner not permitted by the Ordinance;*
- *The request stems from circumstances unique to the property, not one created by the landowner;*
- *If granted, this variance will not alter the essential character of the locality nor have any significant impact on the surrounding properties;*
- *This is the minimum variance necessary to afford relief;*
- *Adequate sewage treatment and water capabilities can be provided;*
- *The variance would have no significant impact on public health or safety; and*
- *Special privileges are not conferred to the applicant that are denied owner of other lands, structures, or buildings in the same district*

The findings were read by Bauer with the conditions as stated above and with the following additions by staff:

TM: No further comments from Staff.

Motion made, seconded, and approved unanimously.

4. **Variance/Gillen - Section 6, Webster Township**

Jon Gillen has applied for an 8-ft variance from the 10-ft setback between buildings and a 35-ft variance

from the 70-ft rear property line setback to allow for a replacement home 35-ft from a rear property line and existing buildings to be 2-ft apart. The property is described as: Part of the NW1/4 of the NW1/4 of Section 6, Webster Township, Rice County, Minnesota. PID#: 02.06.2.25.001. The property is Zoned A, Agricultural.

Motion by Charlie Peters, seconded by Preston Bauer, to approve the Variance request with the following conditions and findings for Jon Gillen. The property is located in Section 6 of Webster Township.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Julia Hogan, NAYS: None

CONDITIONS OF APPROVAL – Gillen

1. The variance is to allow for a home to be located 35-ft to the south property line and sheds to be located 2-ft from each other, subject to compliance with all other Ordinance regulations.
2. Submitted plans shall be followed.
3. Permits for any existing structures, not previously obtaining a building permit, shall be obtained at the same time as permits for the home are obtained
4. Property is to be brought into compliance with vehicle and junk storage regulations by the earlier of November 1, 2022 or prior to any additional grading or building permit issuance.
5. Failure to comply with the terms of this variance may result in termination of the Variance.

----- Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Board of Adjustment (BOA).
JH - Neither of those sheds have permits?

TM -The pole shed does. The other is two shipping containers with a roof over them. Those still need to be permitted.

PB - No livestock?

TM - No, there is no livestock there.

PB - It looks like the geography of the lot limits where they can put the trailer?

TM - It definitely drops off as you go further north. Some fill has been placed there and there is a request before the Planning Commission tonight as well to bring in more to try and create more of a yard.

The BOA asked the applicant, Jon Gillen (JG), to come forward to add comments or answer questions regarding the request.

JG - The trailer house that is there now replaced an old decrepit one that was in that same location. So the site is existing and has the septic, water, and gas connections. We got a trailer from the neighbor down the driveway and moved it on to this property in the same spot as the old one. The County ordinance must be different than it was years back because the setback was 25ft or something from the property line before, but now it is 70ft. It would make for a lot of work to move it out into the middle of the driveway. That's where it would up being if we had to be at the 70ft, so that's why we are requesting the variance for that. The other two buildings are portable shipping containers that we put a roof over them, not knowing you really shouldn't do that to hook them together. They are closer to the shed than they should be. We are hoping to get a variance for those as well otherwise they would be too close to the mound system that is on the back side of that second container. Like TM stated with the dirt work, we are trying to expand the yard but it was a big drop off and a very small yard area for the 5-acres that are there.

PB - The replacement trailer is going in the same footprint as the previous trailer?

JG - If possible, that is what we are hoping.

MS - You are not going to live on the property?

JG - I actually live in New Prague and plan on staying there, but one of my sons is going to live there in the trailer and, hopefully, in time, we will be able to get rid of the trailer house and build a house out there.

MS - What are the shipping containers used for?

JG - Just storage to keep stuff out of the weather. I didn't know we needed permits for them, but going forward, I guess that is something that needs a permit too. I probably should have asked more questions

before putting them there.

MS - Are you aware of the 5 conditions?

JG - Yes I am aware of them.

CP - Are you aware of the 15 conditions for the condition use permit (CUP) that is on the Planning Commission? I think the only letter we received was regarding the wetlands.

JG - Yes.

Chair Streiff opened the public testimony portion of the item to the public and no one spoke.

Chair Streiff closed the public testimony portion of the item to the public.

Discussion:

JH - TM, shipping containers are allowed to be used for storage?

TM - Yes, but they require a building permit to ensure they comply with building codes. They are an option but they, also, have to meet all the setback requirements, the same as any other building would.

CP - It is a difficult site and there are a lot more conditions related to the CUP for the fill. As long as he follows the conditions, I have no issues. I will motion to approve this item with the 5 conditions.

PB - I will second.

The Board of Adjustment reviewed the variance application and found that the applicant has established that all of the following criteria from Section 503 of the Zoning Ordinance amendment are met by this proposal:

- *Proposed use is allowed in the property's zoning district;*
- *Request is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan;*
- *Applicant proposes to use the property in a reasonable manner not permitted by the Ordinance;*
- *The request stems from circumstances unique to the property, not one created by the landowner;*
- *If granted, this variance will not alter the essential character of the locality nor have any significant impact on the surrounding properties;*
- *This is the minimum variance necessary to afford relief;*
- *Adequate sewage treatment and water capabilities can be provided;*
- *The variance would have no significant impact on public health or safety; and*
- *Special privileges are not conferred to the applicant that are denied owner of other lands, structures, or buildings in the same district*

The findings were read by Peters with the conditions as stated above and with the following additions by staff:

TM: No further comments from Staff.

Motion made, seconded, and approved unanimously.

5. **Variance/Sexton - Section 24, Forest Township**

Matthew Sexton has applied for a 20-ft variance from the 100-ft Public Drainage Ditch setback, a 10-ft variance from the 20-ft property line setback, and an 8-ft variance from the 16-ft peak height limitation to allow for a shed addition. The property is described as: Part of the NE1/4 of Section 24, Forest Township, Rice County, Minnesota. The property address is: 12326 Baseline Road, Dundas, MN 55019. PID#: 06.24.1.75.001. The property is Zoned A, Agricultural.

Motion by Charlie Peters, seconded by Michael Streiff, to approve the Variance request with the following conditions and findings for Matt Sexton. The property is located in Section 24 of Forest Township.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Julia Hogan, NAYS: None

CONDITIONS OF APPROVAL – Sexton

1. The variance is to allow for personal use accessory shed with addition to be located 80-ft from a public drainage ditch, 10-ft from the west property line and with a 24-ft peak height, subject to

- compliance with all other Ordinance regulations.
2. Submitted plans shall be followed.
 3. A septic system compliance inspection is required by the earlier of; the issuance of the building permit for the shed or November 1, 2022. If the onsite septic system is not in compliance a compliance system must be in place by June 1, 2023.
 4. This variance shall be void if a building permit for the shed addition is not obtained within one year of the variance approval.
 5. Failure to comply with the terms of this variance may result in termination of the Variance.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Board of Adjustment (BOA).

The BOA asked the applicant, Matthew Sexton (MaS), to come forward to add comments or answer questions regarding the request.

MaS - The original building was built back in 2014 and was permitted. It wasn't built perpendicular to the side property line. Its more perpendicular to the north property line, but with adding the addition to the south, with that little bit of an angle, it pushes us closer to the west property line. To keep the building looking esthetically correct, I would like to build the addition in this location.

MS - Are you aware of the 5 conditions?

MaS - Yes.

Chair Streiff opened the public testimony portion of the item to the public and the following spoke:
Ervin Swartwoudt - I am the property owner that he will be encroaching on. 10ft is not proper distance to do maintenance around a building and I object to this addition with the way it is proposed. I don't want a building that close to my property line because there is no way he will get around it without encroaching on my property.

Chair Streiff closed the public testimony portion of the item to the public.

Discussion:

JH - TM, the shed would not have been approved originally? It would have had to get a variance back in 2014?

TM - It was permitted based on the site plan submitted.

JH - Right, I mean they should have needed a variance to put the shed where it is?

TM - Yes.

PB - TM, you mentioned a survey was done recently?

TM - The applicant stated there had been surveying done since the building was constructed that changed the property boundaries some. I am not sure how it affected this location, but it did affect his property boundaries.

CP - Is there a sketch with the proposed addition? It looks like the existing shed is actually close to the property line?

TM - The existing shed, at it's closest point, is 2ft into the setback. There is a sketch that the applicant submitted in your packet.

The applicant was called back up.

PB - You know where the property lines are?

MaS - I do, they are marked. The survey we were talking about was building it up to get it out of the floodplain. That was an issue I had back in 2014. The survey came out and put a hub with the height. I met that. There was an addendum or whatever, to the property lines that moved my lines to the south. Its hard to measure exactly where the top of the ditch bank is. Its not really defined.

PB - Looking at site plans and measurements, if you moved the addition forward so it was flush with the front of the existing shed, would it still put you in the setback?

MaS - I don't know exactly where that would put me but I think it would still be within the 20ft setback. I don't think I can move it far enough forward to get out of the setback. Everything to the west of the building is volunteer trees. In the future, if there was going to be any work done, I don't see what the

variance would affect, such as someone else purchasing the property and trying to build there. With the 100ft setback from the creek, it pushes everything to the south. 10ft is ample room to get around the building, otherwise I could come in from the north side if I needed to.

PB - We have granted variances similar to this, if not closer, in the past.

JH - If they moved the addition forward, with it being 48ft, it would move it farther from the side property line.

MS - It looks like the challenge with that is with the existing entrance door and the window. Its 10ft at the closest point. The entire addition is not that close.

CP - I agree that 10ft is ample distance. It looks like the portable shed is within that distance right now. The ditch is not a factor. It defines the property and makes it a triangle piece. I don't see an issue with the addition. I can see why he would want to keep the door and window that is currently there. It is well shielded from the other property. I will motion to approve this item with the 5 conditions.

MS - I will second.

The Board of Adjustment reviewed the variance application and found that the applicant has established that all of the following criteria from Section 503 of the Zoning Ordinance amendment are met by this proposal:

- *Proposed use is allowed in the property's zoning district;*
- *Request is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan;*
- *Applicant proposes to use the property in a reasonable manner not permitted by the Ordinance;*
- *The request stems from circumstances unique to the property, not one created by the landowner;*
- *If granted, this variance will not alter the essential character of the locality nor have any significant impact on the surrounding properties;*
- *This is the minimum variance necessary to afford relief;*
- *Adequate sewage treatment and water capabilities can be provided;*
- *The variance would have no significant impact on public health or safety; and*
- *Special privileges are not conferred to the applicant that are denied owner of other lands, structures, or buildings in the same district*

The findings were read by Peters with the conditions as stated above and with the following additions:

PB - Could they move the proposed addition to the other side of the shed?

TM - If they built on the other side, it would be significantly closer to the ditch than the current structure.

PB - Would they need a variance?

TM - A variance is needed because the existing building doesn't meet the setback. Even if the addition met all of the setback requirements, a variance would be needed because of the current location of the existing shed.

MS - It is a challenging lot.

Motion made, seconded, and approved unanimously.

6. Variance/Kluzak - Section 15, Forest Township

Kevin Kluzak has applied for a 1544-sqft variance from the 1200-sqft size limitation and an 8-ft variance from the 16-ft height limitation to allow for a 2744-sqft shed with a 24-ft peak height. The property is described as: Lot 6, Block 1, Circle Lake Bluffs in Section 15, Forest Township, Rice County, Minnesota. The property address is: 13197 Circle Bluff Trail, Faribault, MN 55021. PID#: 06.15.1.26.002. The property is Zoned RDS, Recreational Development Shoreland.

Motion by Preston Bauer, seconded by Charlie Peters, to approve the Variance request with the following conditions and findings for Kevin Kluzak. The property is located in Section 15 of Forest Township.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Preston Bauer, Julia Hogan, NAYS: None

CONDITIONS OF APPROVAL – Kluzak

1. The variance is to allow for a 2744-sqft personal use storage building with a 24-ft. peak height,

subject to compliance with all other Ordinance regulations.

2. Submitted plans shall be followed.
3. Unless the existing offsite individual septic is managed as part of the group system in that offsite location a septic system compliance inspection will be required by the earlier of; the issuance of the building permit for the shed or November 1, 2022. If the onsite septic system is not in compliance a compliance system must be in place by June 1, 2023.
4. This variance shall be void if a building permit for the proposed shed is not obtained within one year of the variance approval.
5. Failure to comply with the terms of this variance may result in termination of the Variance.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Board of Adjustment (BOA).
PB - Are there similar variances for structures in the area?

TM - There have been a number of variances granted around Circle Lake. The closest ones are to the west, a couple of properties over, for shed size and height. As you go east, I believe there have been a couple of variances. There was one just a month or two ago.

The BOA asked the applicant, Kevin Kluzak (KK), to come forward to add comments or answer questions regarding the request.

KK - I am hoping to put up a shed a little higher and bigger than allowed. I would like to store my camper in there. I don't want my yard to look like a mess with storing stuff outside. My neighbors down the way have put up a shed about the same size. Where the shed is going, is about 10ft lower than the base of my house.

MS - Are you aware of the 5 conditions?

KK - Yes.

CP - Who all use the mound system?

KK - I actually have my own mound system.

CP - Is there room for a secondary site if need be in the future?

KK - Yes. There is actually 4-acres there with room for 3 more group mound systems.

CP - The driveway will be on the west side of the existing garage?

KK - Yes. It will come down the west side into the shed.

Chair Streiff opened the public testimony portion of the item to the public and no one spoke.

Chair Streiff closed the public testimony portion of the item to the public.

Discussion:

CP - I think we have approved 3 sheds in that division and one to the south. Everyone is trying to store their stuff inside. He has the largest lot in that corner.

PB - I thank the applicant for pointing out that the grade of the shed site is lower than the house to help offset the height. He has plenty of lot area and it meets all the setbacks. I will motion to approve this item with the 5 conditions.

CP - I will second that motion.

The Board of Adjustment reviewed the variance application and found that the applicant has established that all of the following criteria from Section 503 of the Zoning Ordinance amendment are met by this proposal:

- *Proposed use is allowed in the property's zoning district;*
- *Request is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan;*
- *Applicant proposes to use the property in a reasonable manner not permitted by the Ordinance;*
- *The request stems from circumstances unique to the property, not one created by the landowner;*
- *If granted, this variance will not alter the essential character of the locality nor have any*

- significant impact on the surrounding properties;*
- This is the minimum variance necessary to afford relief;*
- Adequate sewage treatment and water capabilities can be provided;*
- The variance would have no significant impact on public health or safety; and*
- Special privileges are not conferred to the applicant that are denied owner of other lands, structures, or buildings in the same district*

The findings were read by Bauer with the conditions as stated above and with the following additions by staff:

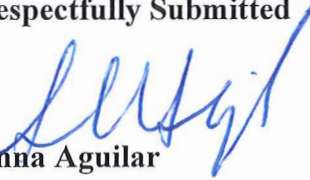
TM: The location is quite a distance back from the lake. It is approximately 1,000ft from Circle Lake.

Motion made, seconded, and approved unanimously.

III. Adjournment

Hearing no other items before the BOA, a motion was made by Bauer, second by Hogan, to adjourn the meeting at 7:22 pm. Motion carried 4-0.

Respectfully Submitted


Anna Aguilar
Administrative Coordinator

Board of Adjustment Chair


Michael Streiff