

**OFFICIAL PROCEEDINGS OF THE
RICE COUNTY BOARD OF ADJUSTMENT
Commissioner's Room / Government Services Building
Thursday, December 7, 2023 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, Charlie Peters, Julia Hogan, Garrett Johnson, Matt Purfeerst.

Staff present were: Director Julie Runkel, Zoning Administrator Trent McCorkell, Planner Jeremy Edwards, Administrative Coordinator Anna Aguilar, Clerk Laurie Johnson.

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

B. Motion by Garrett Johnson, seconded by Matt Purfeerst, Reading of the Notice

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Julia Hogan, Garrett Johnson, Matt Purfeerst, NAYS: None

C. Motion by Matt Purfeerst, seconded by Julia Hogan, Approval of the Agenda

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Julia Hogan, Garrett Johnson, Matt Purfeerst, NAYS: None

D. Motion by Charlie Peters, seconded by Garrett Johnson, to approve the minutes of November 2, 2023.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Julia Hogan, Garrett Johnson, Matt Purfeerst, NAYS: None

II. Old Business

1. Variance/Aldorfer - Section 10, Richland Township

Michael Aldorfer has requested the following variances:

- A 74-ft variance from the 100-ft property line setback to allow for a chicken coop to be 26-ft from a property line.
- A 20-ft variance from the 100-ft property line setback to allow for a chicken coop to be 80-ft from a property line.

The property is described as: Part of the NE1/4 of the NW1/4, Section 10, Richland Township, Rice County, Minnesota. PID#: 16.10.2.00.003. Property address is: 22152 Jenkins Ave, Kenyon, MN 55946. The property is Zoned A, Agricultural.

Motion by Matt Purfeerst, seconded by Charlie Peters, to approve the Variance request with the following conditions and findings for Michael Aldorfer. The property is located in Section 10 of Richland Township.

RESULT: Approved, AYES: Michael Streiff, Charlie Peters, Julia Hogan, Garrett Johnson, Matt Purfeerst, NAYS: None

CONDITIONS OF APPROVAL – Aldorfer

1. The variance is to allow for an existing 8-ft by 8-ft animal building to be located 26-ft to the west property line and 80-ft to the north property line, subject to compliance with all other Ordinance regulations.
2. Approved site plan 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, Michael Aldorfer (MA), to come forward to add comments or answer questions regarding the request.

MA - TM covered everything.

MS - Are you aware of the 3 conditions?

MA - 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 - What was the reason they couldn't move it to the south?

MP - It gets pretty hilly to the south.

GJ - I think this is a step in the right direction with removing the larger shed. It was 7ft from the property line, and now we are 26ft as proposed.

MP - That area is pure farmland with minimal traffic. I don't think it will be in the way of anything. I will motion to approve this item.

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 are met by this proposal:

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

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

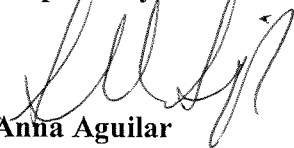
TM: No additional comments from Staff.

Motion made, seconded, and approved unanimously.

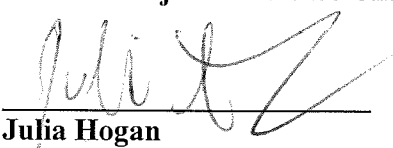
III. Adjournment

Hearing no other items before the BOA, a motion was made by Peters, second by Hogan, to adjourn the meeting at 6:37 pm. Motion carried 5-0.

Respectfully Submitted


Anna Aguilar
Administrative Coordinator

Board of Adjustment Vice Chair


Julia Hogan