

CARVER COUNTY BOARD OF ADJUSTMENT
Regular Meeting – January 8, 2025
Minutes

Members Present: Gerald Bruner, Robin Bielefeldt, Amanda Gorra, Scott Selken, Steve Washburn, Jeff Thompson

Members Absent: None

Members Late: None

Staff Present: Jason Mielke, Donovan Hart

Pursuant to due call and published notice thereof, the January 8, 2025, meeting of the Carver County Board of Adjustment was called to order by Jason Mielke at 7:00 p.m.

Mielke asked everyone to rise and recite the Pledge of Allegiance.

The first order of business was the organization of the Board of Adjustment and the election of Chair.

Election of Chairman – Mielke called for nominations for the office of Chair. Washburn made a nomination for Gerry Bruner as Chairman. The nomination for Bruner was seconded by Gorra. No other nominations were made. A motion was made by Thompson and seconded by Selken to cease nominations and cast a unanimous ballot for Gerald Bruner as Chair. Mielke called for the vote. All voted aye. Motion carried. Gerry Bruner is the newly elected Chair.

Election of Vice-Chairman – Chairman Bruner called for nominations for the office of Vice-Chair. Bruner made a nomination for Gorra as Vice-Chair. Selken seconded the nomination for Gorra as Vice-Chair. A motion was made by Thompson and seconded by Selken to cease nominations and cast a unanimous ballot for Gorra as Vice-Chair. All voted aye. Amanda Gorra was elected as Vice-Chair.

Appointment of Secretary –Traditionally, the Land Management Department has been elected to act as the Secretary to the Board of Adjustment. Bruner made a nomination for Land Management staff as Secretary. The nomination was seconded by Bielefeldt. No other nominations were made. A motion was made by Thompson and seconded by Selken to cease nominations and cast a unanimous ballot for Land Management staff to act as secretary to the Board of Adjustment. All voted aye. Motion carried. Land Management staff will serve as Secretary to the Board of Adjustment.

Roll Call – Chairman Bruner acknowledged 6 board members were present at this meeting. The Planning Commission has not met to appoint a member to the Board of Adjustment.

Agenda – Chairman Bruner asked if there were any additions or deletions on the agenda. Hearing none, he asked for a motion to approve the agenda. A motion was made by Gorra and seconded by Bielefeldt to approve the agenda as printed. All voted aye. Motion carried.

Minutes – Chairman Bruner asked if there were any corrections to the minutes from the December 4, 2024, meeting. Hearing none, he asked for a motion to approve the minutes. Gorra made a motion to approve the minutes of the December 4, 2024, meeting. Bielefeldt seconded the motion for approval. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

Public Hearing - File #PZ20240046 – Tim Raser –Chairman Bruner called the public hearing to order at 7:04 p.m. to consider the application of Tim Raser pursuant to Chapter 152 of the County Code. The purpose of the public hearing was to consider a request for a minor subdivision which would create a parcel with reduced lot depth pursuant to Chapter 152 of the County Code. The property is in Section 31 of Dahlgren Township.

The following were present: Tim Raser, Isaac Raser

The following items were entered into the hearing record:

Exhibit A - Legal Description

Exhibit B - Affidavit of Publication of the Hearing Notice

Exhibit C - Affidavit of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E - Letter from the Applicant dated November 21, 2024

Exhibit F – Staff Report addressed to the Board of Adjustment and Dahlgren Town Board dated December 23, 2024, and all attachments.

Donovan Hart, Senior Planner, explained the applicant owns an approximate 40-acre parcel improved with a house and attached garage and several agricultural buildings. Hart used an aerial photo of the property to illustrate the area where the proposed subdivision remnant parcel will not meet the required property depth. The variance request is seeking a reduction from the 125-foot property depth requirement and allow for 100 feet of lot depth. The applicant’s narrative explains due to health reasons, he and his wife need to move to a house in town with needed recreational facilities nearby. Mr. Raser’s son would like to purchase the farmstead only and not the surrounding agricultural land. The buildings are located near the north property line making it difficult to maintain the required parcel depth for the entire width of the parcel. The proposed subdivision meets all lot requirements and setbacks with the exception of the minimum lot depth. The remnant parcel would be considered an agricultural parcel. Jacob McLain, Carver County Environmentalist, stated “a compliance inspection has been completed for the existing system and secondary site has been identified for the minor subdivision.” A feedlot variance was obtained in 2019 to construct a partial animal confinement barn 140 feet from the rear property line and 900 feet from a neighboring residence. Mr. Raser has opted to relinquish the feedlot status. Matt Steele, Carver County Feedlot Officer, reported he “performed a compliance inspection and permanently terminated the feedlot registration on November 25, 2024. The facility was compliant with Minn R. 7020.2025, animal feedlot closure requirements, and Minnesota’s Animal Feedlot Rules.” If the son wants to raise a few beef cattle, he would be able to have up to 10 animal units on the newly created parcel. Granting the variance is in harmony with the general purpose and intent of the official control and appears to meet the intent of the regulations. Granting the variance would not conflict with the intent of the Comprehensive Plan and will not alter the character of the neighborhood, nor would government services be negatively impacted. Granting the variance would not materially, adversely affect the health or safety of persons residing or working in the area adjacent to the

property and would not be materially detrimental to the public welfare of injurious to property or improvements in the area adjacent to the properties. The Dahlgren Town Board heard the request at their December 9, 2024, meeting and unanimously recommended approval with '3 Yes votes'. Hart read the condition for consideration if the request is approved. If the Board of Adjustment determines that a practical difficulty has not been identified, the reasons supporting the denial would need to be identified.

Tim Raser, 8920 County Rd 50, stated he talked with Matt Steele and confirmed his son would be able to raise a limited number of beef cattle on the newly created parcel.

Jeff Thompson, speaking as Dahlgren Township supervisor, confirmed the Township's unanimous recommendation for approval of the request.

There was no one present from the public to comment on this request.

A motion was made by Gorra to close the public hearing. Bielefeldt seconded the motion to close. Chairman Bruner called for a vote on the motion. All voted aye. The public hearing was closed at 7:11 p.m.

Washburn stated he views this as a reasonable request supports the Township's recommendation for approval.

A motion was made by Washburn to **approve and issue Order PZ20240046** approving a variance to create a parcel with a reduced lot depth pursuant to Section 152.033 (D)(3) of the Carver County Code, for property legally described on the attached Exhibit "A". The Board of Adjustment further orders approval with the following condition:

1. A Minor Subdivision application shall be submitted and approved prior to the recording of any deed(s). The parcels shall be subdivided in accordance with the County Zoning Code application requirements including by not limited to, a completed Minor Subdivision Application, Survey, SSTS Compliance, and easements, if applicable.

Thompson seconded the motion for approval. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

Other Business

Mielke offered the Board members the door hanger notices to use when visiting sites to notify the property owners that they had stopped by. He also mentioned the opportunity to receive the packet information electronically and walked through the steps on how to locate the information on the County website. He stated members can use their email to subscribe to any of the advisory boards and receive automatic notification of the posted information.

Adjournment

A motion was made by Gorra and seconded by Bielefeldt to adjourn. Bruner called for a vote on the motion. All voted aye. The meeting was adjourned at 7:20 p.m.