



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Board of Adjustment
Government Center- Board Room
509 West 5th St, Red Wing MN 55066

Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

Conflict/Disclosure Of Interests

PUBLIC HEARING: Request For Variance To Feedlot Setback Standards

Request for Variance, submitted by Bryan and Brandon Billman (Applicants) and Kent Billman (Owner), to Article 13 (Confined Feedlot Regulations) setback standards to allow a new feedlot to be established within 1000 feet or 94% odor annoyance-free rating (as determined by the OFFSET model) of an existing dwelling. Parcel 40.003.0500. TBD 460th Ave, Zumbrota, MN 55992. NE ¼ of the NW ¼ Sect 03 TWP 109 R16 in Roscoe Township. A1 Zoned District.

Documents:

[BOAPACKET_BILLMAN_REDACTED.PDF](#)

PUBLIC HEARING: Request For Variance To Minimum Setback Standards

Request for Variance, submitted by David Arndt (owner), to A-1 Zoning District standards to construct a dwelling addition less than 60 feet from the 510th Street Right-of-Way. Parcel 39.034.0401. 21196 510th Street, Pine Island, MN 55963. Part of the N ½ of the NW ¼ of Section 34 TWP 109 Range 15 in Pine Island Township.

Documents:

[BOAPACKET_ARNDT.PDF](#)

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director



County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: March 23, 2020
Report date: March 13, 2020

PUBLIC HEARING: Request for Variance to Feedlot Setback Standards

Request for Variance, submitted by Bryan and Brandon Billman (Applicants) and Kent Billman (Owner), to Article 13 (Confined Feedlot Regulations) setback standards to allow a new feedlot to be established within 1000 feet or 94% odor annoyance-free rating (as determined by the OFFSET model) of an existing dwelling.

Application Information:

Applicant: Bryan and Brandon Billman (Applicants) and Kent Billman (Owner)
Address of zoning request: TBD 460th Ave, Zumbrota, MN 55992
Parcel: 40.003.0500
Abbreviated Legal Description: NE 1/4 of the NW 1/4 Sect 03 TWP 109 R16 in Roscoe Township
Township Information: Roscoe Township is aware of the Applicants' proposal.
Zoning District: A1 (Agriculture Protection District)

Attachments and Links:

Application and Project Summary
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The Applicants have applied for a variance to allow them to establish a 2,400-head hog finishing operation that would be located less than 1,000-feet or 94% odor annoyance-free rating (as determined by the OFFSET model) from an existing dwelling. The Goodhue County Zoning Ordinance requires new Feedlots to meet odor Offset requirements to existing off-site dwellings.

The Applicants are concurrently pursuing Conditional Use Permit (CUP) approval to allow the Feedlot and manure storage basin in conjunction with this request. The CUP is scheduled to be considered by the Goodhue County Planning Commission on 03/16/20.

Variance Standards:

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes "practical difficulties" exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

1) Harmony with the general purposes and intent of the official control:

- The purpose of the A1 district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long-term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses.
- Reciprocal feedlot setbacks between feedlots and dwellings are intended to decrease potential conflict between residential and agricultural uses.

One dwelling is located within the 1000-foot required setback area for the proposed Feedlot which is occupied by one of the Applicants (Kent Billman). Mr. Billman's dwelling is located 936-feet south of the proposed Feedlot. At 936-feet, the Feedlot would achieve a 93% odor annoyance-free rating (as determined by the OFFSET model) where 94% is required.

- All other dwellings are more than 1,000 feet from the proposed Feedlot.
- The Applicants' variance request appears harmonious with the purpose and intent of the official controls.

2) The variance request is consistent with the adopted Comprehensive Plan:

- The Comprehensive Plan prioritizes agricultural land uses over dwellings to protect farmland and decrease conflict between residential and agricultural uses. The proposed variance is not likely to produce conflict among residential and agricultural uses. The occupant of the dwelling not meeting the minimum setback is an Applicant and member of the operation and has submitted a letter of support for the variance request.
- Future buyers of the dwelling will have the opportunity to be informed of the existence of the Feedlot. The request appears consistent with the adopted Comprehensive Plan.

3) There are "practical difficulties" in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):

- The property comprises 40-acres and is a conforming lot in the A1 district (2-acre minimum). The Applicants' request to establish a registered Feedlot is a reasonable use of property in the A1 District.
- The property has been historically used for agriculture (mainly crop production).
- The Feedlot is sited on the east side of the property at the furthest practical distance from the closest off-site dwelling. The proposed location is intended to allow the Feedlot to meet setback requirements for all dwellings not owned by the Applicants.
- The Feedlot would meet all other applicable setback requirements of the Goodhue County Zoning Ordinance.
- A review of the existing development pattern in the vicinity reveals very low-density residential development among predominantly agricultural uses (feedlots and row-crop agriculture). The request for variance appears unlikely to alter the essential character of the locality.

4) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

- Feedlots are permissible uses in the A1 district. The request does not constitute a use variance.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing.

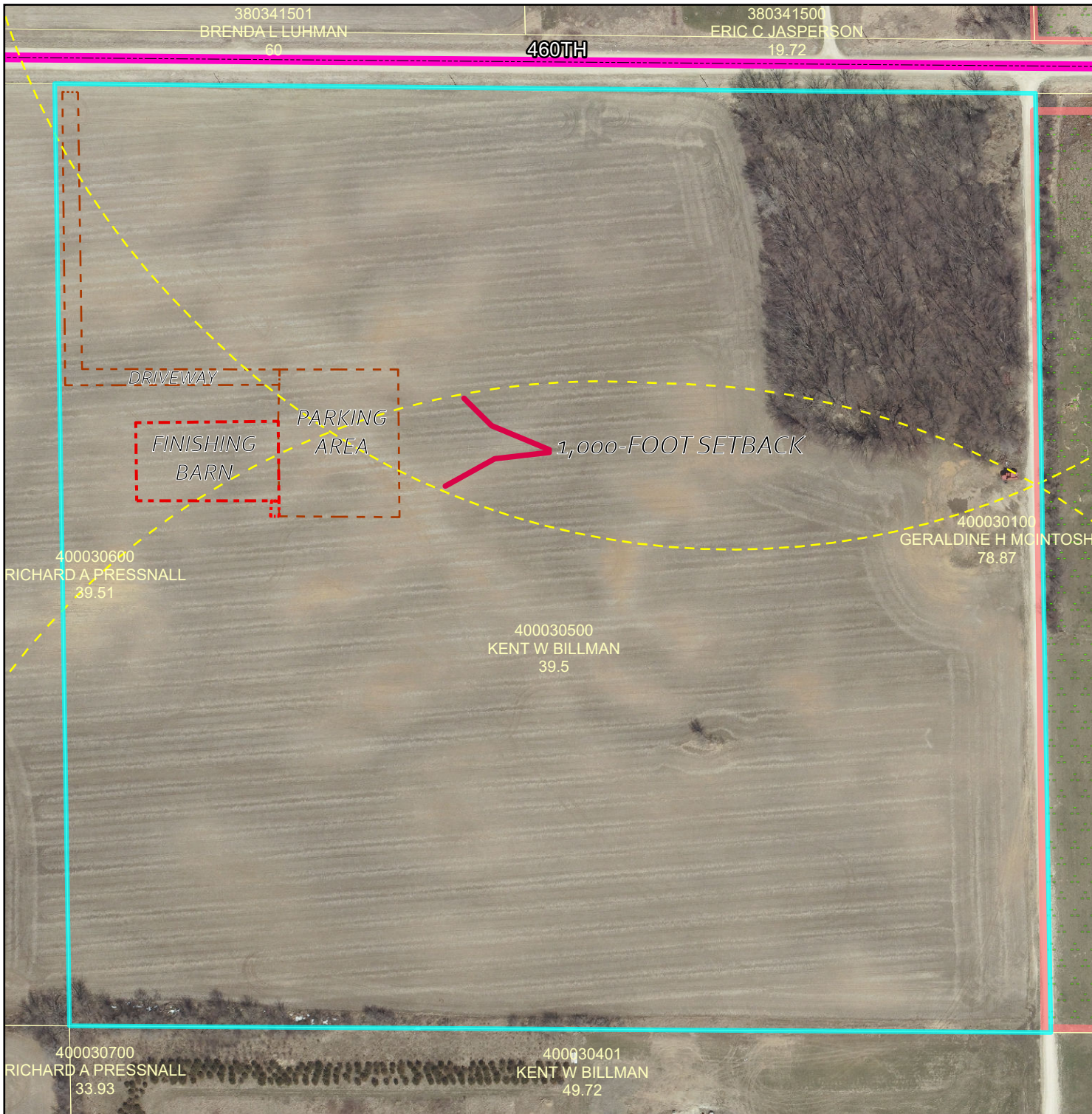
The Board should specify the facts and reasons that are the basis of the Board's determination. In granting a variance, the Board of Adjustment may impose conditions directly related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for variance, submitted by Bryan and Brandon Billman (Applicants) and Kent Billman (Owner), to Article 13 (Confined Feedlot Regulations) setback standards to allow a new feedlot to be established at a 93% odor annoyance-free rating (as determined by the OFFSET model) from an existing dwelling.

MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
March 23, 2020

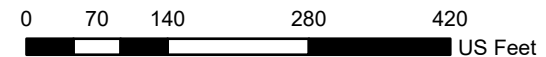
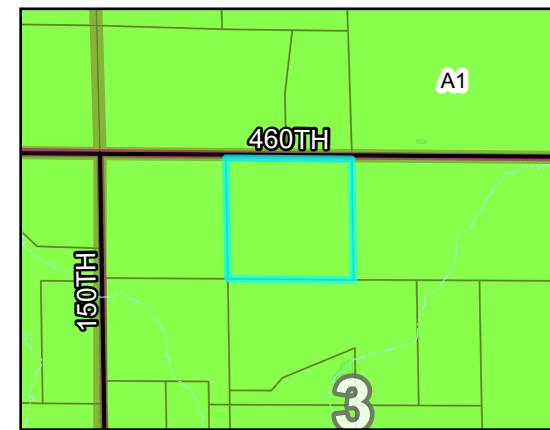
Bryan & Brandon Billman/Kent Billman
A1 Zoned District

NE 1/4 of the NW 1/4 Sect 3 TWP 109
Range 16 in Roscoe Township

Variance to Confined Feedlot Regulations
setback standards to allow a new feedlot
within 1000 feet of an existing dwelling.

Legend

	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		20
	Lakes & Other Water Bodies		30
	Shoreland		FEMA Flood Zones
	Historic Districts		2% Annual Chance
	Parcels		A
	Registered Feedlots		AE
	Dwellings		AO
	Municipalities		X

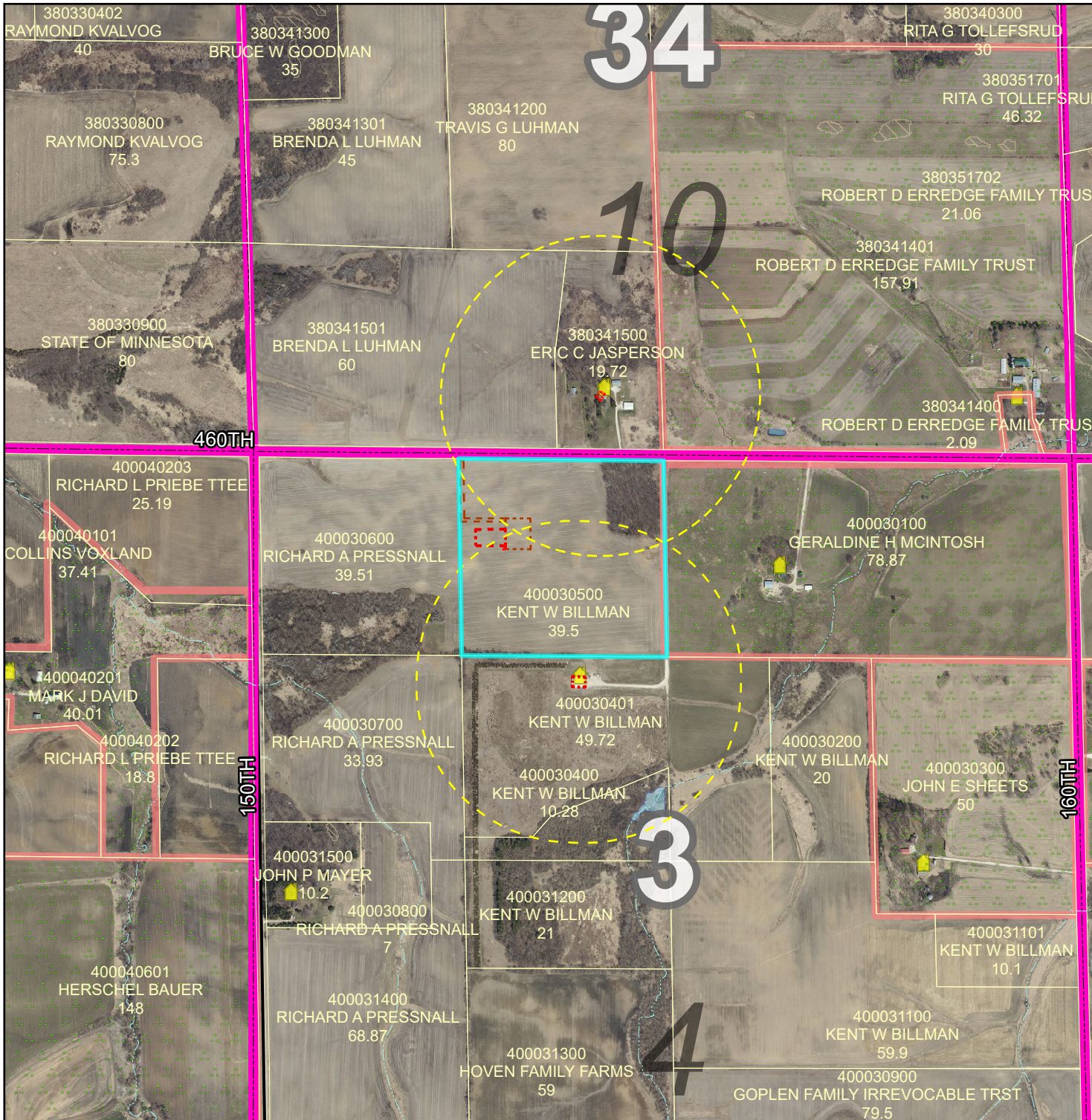


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Map Created March, 2020 by LUM



MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
March 23, 2020

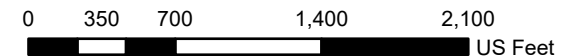
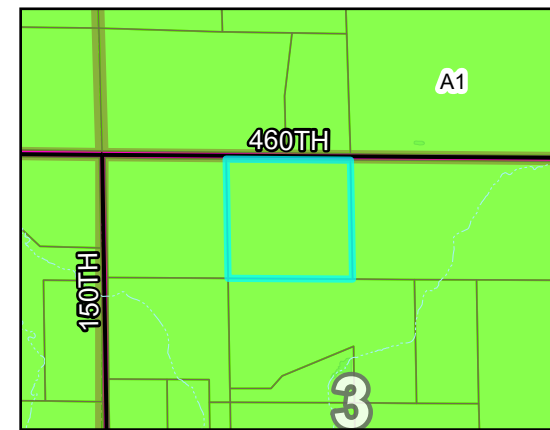
Bryan & Brandon Billman/Kent Billman
A1 Zoned District

NE 1/4 of the NW 1/4 Sect 3 TWP 109
Range 16 in Roscoe Township

Variance to Confined Feedlot Regulations
setback standards to allow a new feedlot
within 1000 feet of an existing dwelling.

Legend

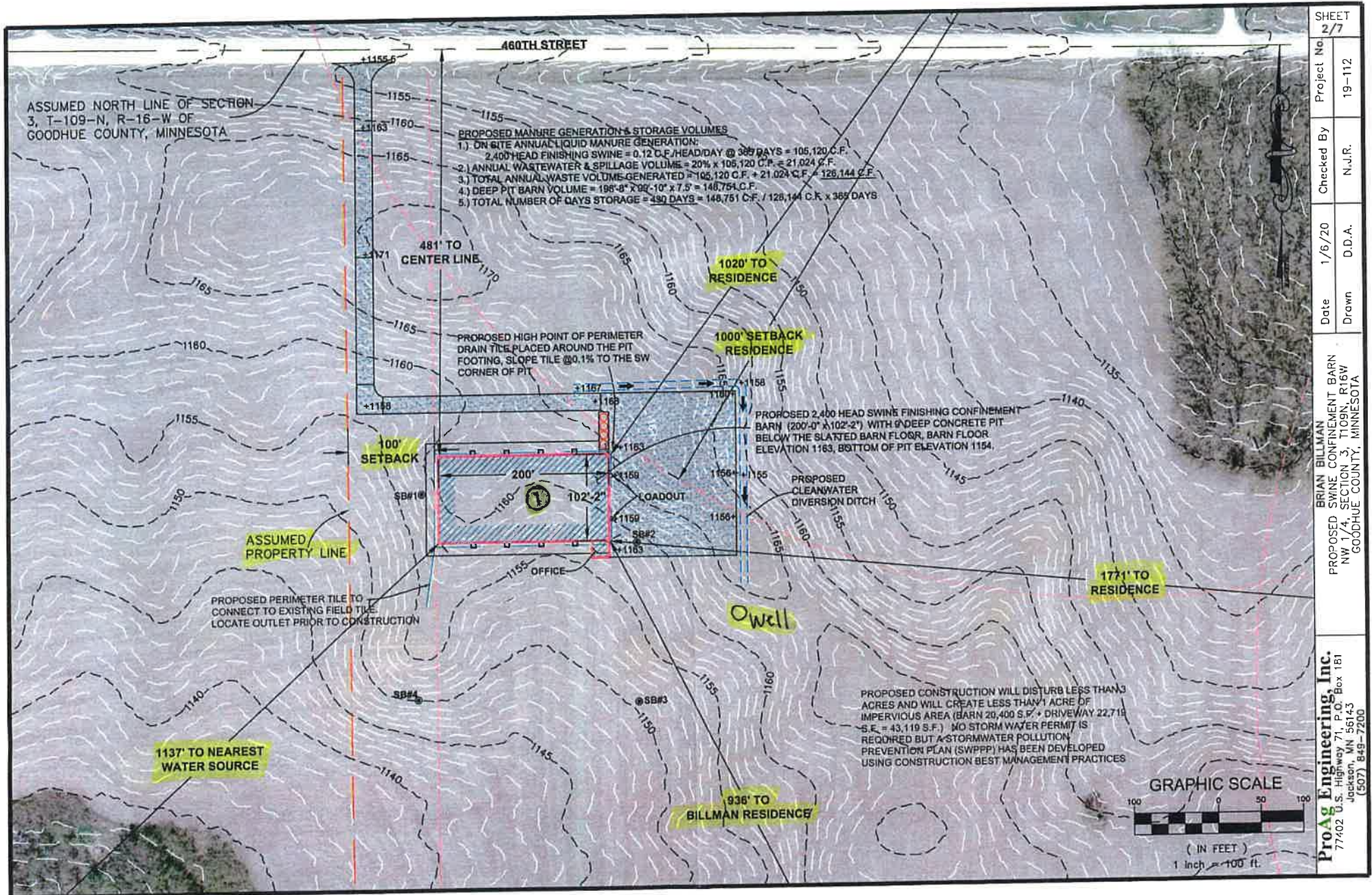
- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | |
| | Shoreland | | |
| | Historic Districts | | |
| | Parcels | | |
| | Registered Feedlots | | |
| | Dwellings | | |
| | Municipalities | | |
| | | | FEMA Flood Zones |
| | | | 2% Annual Chance |
| | | | A |
| | | | AE |
| | | | AO |
| | | | X |



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2018 Aerial Imagery
Map Created March, 2020 by LUM





SHEET	2/7
Project No.	19-112
Checked By	N.J.R.
Date	1/6/20
Drawn	D.D.A.
BRIAN BILLMAN PROPOSED SWINE CONFINEMENT BARN NW 1/4, SECTION 3, T109N, R16W GOODHUE COUNTY, MINNESOTA	
ProAg Engineering, Inc. 77402 U.S. Highway 71, P.O. Box 181 Jockson, MN 56143 (507) 849-7200	

1. Finish Barn : 102 x 200, 100ft from property line. Nearest dwelling/residence is 936ft.

APPLICATION FOR
Variance

RECEIVED

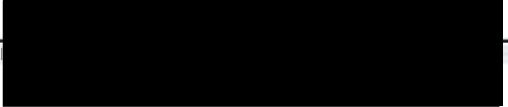
FEB 21 2020

Land Use Management

For Staff Use only

VARIANCE NUMBER: 220.0007
\$350 RECEIPT# 17154 DATE 2-21-20

SITE ADDRESS, CITY, AND STATE <u>15498 460th St Zumbrota, MN (nearest address)</u>				ZIP CODE: <u>55992</u>
LEGAL DESCRIPTION: <u>Parcel #400030500 Sec 03 Township 109 range 016</u>				
PID#: <u>400030500</u>	ZONING DISTRICT	LOT AREA (SFI/ACRES): <u>40 acres</u>	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable): <u>102' x 200'</u>

APPLICANT OR AUTHORIZED AGENT'S NAME <u>Bryan Billman</u>	
APPLICANT'S ADDRESS: <u>13358 460th St Wanamingo, MN 55983</u>	TELEPHONE: 

PROPERTY OWNER'S NAME: Same as Above <input checked="" type="checkbox"/>	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	EMAIL:

VARIANCE REQUESTED TO: (check all that apply) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input checked="" type="checkbox"/> Other (specify) house <input type="checkbox"/> Subdivision Regulations <u>within 1000' specified</u> <u>setback</u>	CURRENT OR PREVIOUS USE:	
	PROPOSED USE:	
	BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED:

TOWNSHIP SIGNATURE: By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.			Attached <input type="checkbox"/>
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE	

By signing below, the applicant acknowledges:

1. The undersigned is the owner or authorized agent of the owner of this property.
2. The information presented is true and correct to the best of my knowledge.
3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
4. Additional information or applications may be required

Applicant's Signature: Bryan Billman Date: 2/01/20

Print name: Bryan Billman (owner or authorized agent)

REQUEST SUMMARY

Please cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: _____ Section: _____ Name: _____

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

Discuss your current use of the property and the reason for your variance request:

I request a variance for a proposed hog barn to be within the 1000' setback of our house/building. House is 936' from barn.
Owned: Kent Billman Rented by: Brandon Billman

Describe the effects on the property if the variance is not granted:

Barn may not be built. Our farming operation will not be able to diversify.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

There is a neighbor restricting us to move the barn any further away from the house.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

None. This is the only spot that we could find and that would work on proposed parcel

Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

None.

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:


No. There is a hog barn 1 mile west and I do not believe it would alter anything. We both have worked with animals before and do our absolute best to take care of the animals. I have a written note from Kent (Owner) and Brandon (^{Renter}~~Owner~~) saying they are OK with the barn.

Billman Variance

2/17/2020

I, Brandon Billman (renter) and Kent Billman (Owner). Do not have any issues with the proposed feedlot/barn being closer than the 1000' setback.


Brandon Billman


Kent Billman

Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
 University of Minnesota
 1/21/2017

Farm Name	Bryan and Brandon Billman
Address or County	Goodhue County
Evaluator	K. Petit Goodhue CFO
Date	3/5/2020

Clear All

OFFSET
 Annoyance-free
 94%

Source Edge to Nearest Neighbor (ft)	1034
Source Edge to Property Line (ft)	110

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Swine Finishing - deep pit	102	200	1	20400	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
University of Minnesota
1/21/2017

Farm Name	B. Billman
Address or County	Goodhue County
Evaluator	Kelsey Petit CFO
Date	12/3/19

Clear All

OFFSET
Annoyance-free
93%

Source Edge to Nearest Neighbor (ft)	936
Source Edge to Property Line (ft)	110

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Swine Finishing - deep pit	102	200	1	20400	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: March 23, 2020
Report date: March 13, 2020

PUBLIC HEARING: Request for Variance, submitted by David Arndt (owner), to A-1 Zoning District standards to construct a dwelling addition less than 60 feet from the 510th Street Right-of-Way.

Application Information:

Applicant: David Arndt (owner)

Address of zoning request: 21196 510th Street, Pine Island, MN 55963

Parcel: 39.034.0401

Abbreviated Legal Description: Part of the N 1/2 of the NW 1/4 of Section 34 TWP 109 Range 15 in Pine Island Township.

Township Information: Pine Island Township has signed acknowledgment of the variance request and did not convey any concerns regarding the application.

Zoning District: A-1 (Agricultural Protection District)

Attachments and Links:

Application and submitted project summary

Site Map

Goodhue County Zoning Ordinance:

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

David Arndt (owner), has applied for a variance to A-1 minimum setback standards to construct a proposed 18-foot by 20-foot dwelling addition on the west side of his existing dwelling. The proposed addition would be 33 feet from the edge 510th Street Right-of-Way where 60 feet is required by Ordinance.

Variance Standards:

Variations shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variations may be granted when the applicant establishes “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

1) Harmony with the general purposes and intent of the official control:

- Property line and Right-of-Way setbacks are intended to create separation among adjacent structures and roads to allow for adequate access and accommodate future road expansion.
- The existing home is located 31 feet from the edge of the 510th Street Right-of-Way and is, therefore, a non-conforming structure. The proposed dwelling addition would be located 33

“To effectively promote the safety, health, and well-being of our residents”

www.co.goodhue.mn.us

feet from the 510th Street Right-of-Way. The existing structure is currently non-conforming and locating the addition 2 feet further from the Right-of-Way is not anticipated to further impede future road expansion or on-going maintenance. This request appears in harmony with the purpose and intent of the official control.

2) The variance request is consistent with the adopted Comprehensive Plan:

- The Goodhue County Comprehensive Plan supports the use of existing rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County.

The proposed dwelling addition appears consistent with the Goodhue County Comprehensive Plan.

3) There are “practical difficulties” in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):

- The Applicant’s request to construct an addition to the existing dwelling is a reasonable use of property in the A-1 District. The addition, as proposed, would meet all other required setbacks.
- The Applicant desires to construct an addition on the west side of the home with a full basement under the addition. The front portion of the home, where the addition will be constructed, is screened from 510th Street by several large trees.

The Applicant stated that there are no alternative locations for the addition because the septic line is located on the east side of the home and an electric line and heat pump are located on the south side of the home.

- The home was originally built in 1912 and pre-dates county zoning and setback regulations (established in 1971).
- The surrounding land uses include A-1 Zoned properties on all sides owned by the Applicant to the east, south and west and Richard Krause to the north across 510th Street.

The request appears unlikely to alter the essential character of the locality.

4) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

- Single Family Dwellings are a permitted use in the A-1 Zoning District. The request does not constitute a use variance.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing.

The Board should specify the facts and reasons that are the basis of the Board’s determination. In granting a variance, the Board of Adjustment may impose conditions directly related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a variance, submitted by David Arndt (owner) to A-1 Zoning District standards to allow construction of a dwelling addition 33 feet from the 510th Street Right-of-Way.

APPLICATION FOR
Variance

For Staff Use only	
VARIANCE NUMBER:	220-0008
\$350 RECEIPT#	17161
DATE	2.28.20

SITE ADDRESS, CITY, AND STATE 21196 510 th St. Pine Island, MN	ZIP CODE: 55963
--	--------------------

LEGAL DESCRIPTION:					Attached <input type="checkbox"/>
PID#: 39.034.0401	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):	

APPLICANT OR AUTHORIZED AGENT'S NAME David A. Arndt	
APPLICANT'S ADDRESS: 21196 510 th St. Pine Island, MN 55963	TELEPHONE:
	EMAIL:

PROPERTY OWNER'S NAME: Same as Above <input type="checkbox"/>	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: FEB 28 2020
	EMAIL: Land Use Management

VARIANCE REQUESTED TO: (check all that apply) <input checked="" type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE: current
	PROPOSED USE: home
	BUILDING APPLICATION PERMIT NO.: (if filed)
	DATE FILED:

TOWNSHIP SIGNATURE: By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.			Attached <input type="checkbox"/>
TOWNSHIP OFFICIAL'S SIGNATURE Don Betke	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE Glen Betcher CHAIRMAN	DATE 2-25-20	

- By signing below, the applicant acknowledges:
1. The undersigned is the owner or authorized agent of the owner of this property.
 2. The information presented is true and correct to the best of my knowledge.
 3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
 4. Additional information or applications may be required

Applicant's Signature: David A. Arndt Date: 2/25/20

Print name: David A. Arndt (owner or authorized agent)

REQUEST SUMMARY

Please cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: _____ Section: _____ Name: _____

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

Discuss your current use of the property and the reason for your variance request:

This property has our home with the north half with a crawl space under it that we want to have a full basement. The addition will be two feet more away from the road. The 1912 home is too close to the street.

Describe the effects on the property if the variance is not granted:

Our home needs more closet space and the floors above the crawl space are cold.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

We need to build on the west side of the home because the septic line is on the east side. The addition can't go to the south because our electric line is buried and the heat pump is also in the way.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

There are no alternatives. The addition can not go anywhere else.

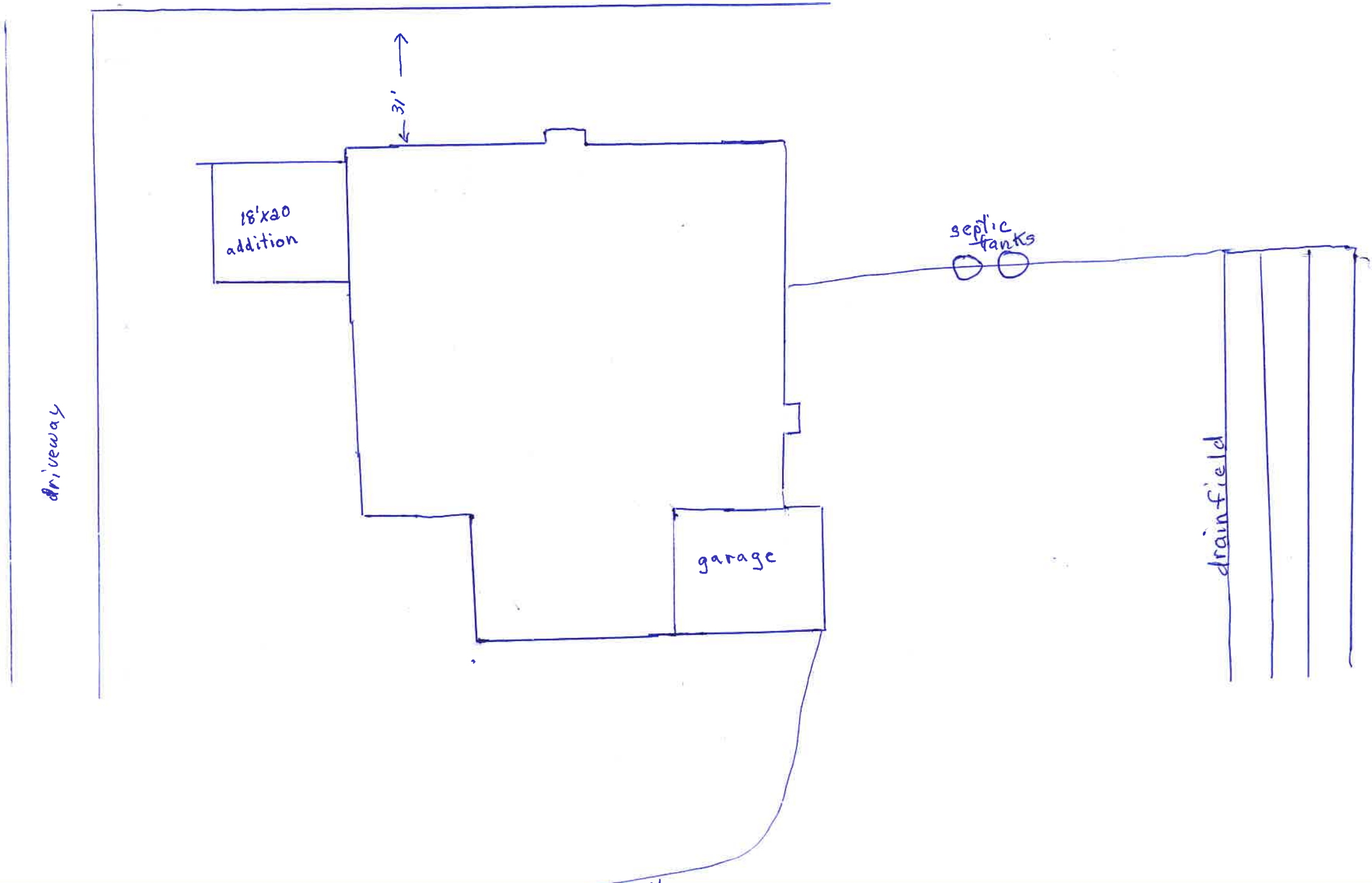
Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

This will not affect the neighborhood because it will not be higher than the existing house. There is a line of pine trees that will hide the addition.

N

510th St.



driveway

18'x20'
addition

← 31' →

garage

septic
tanks

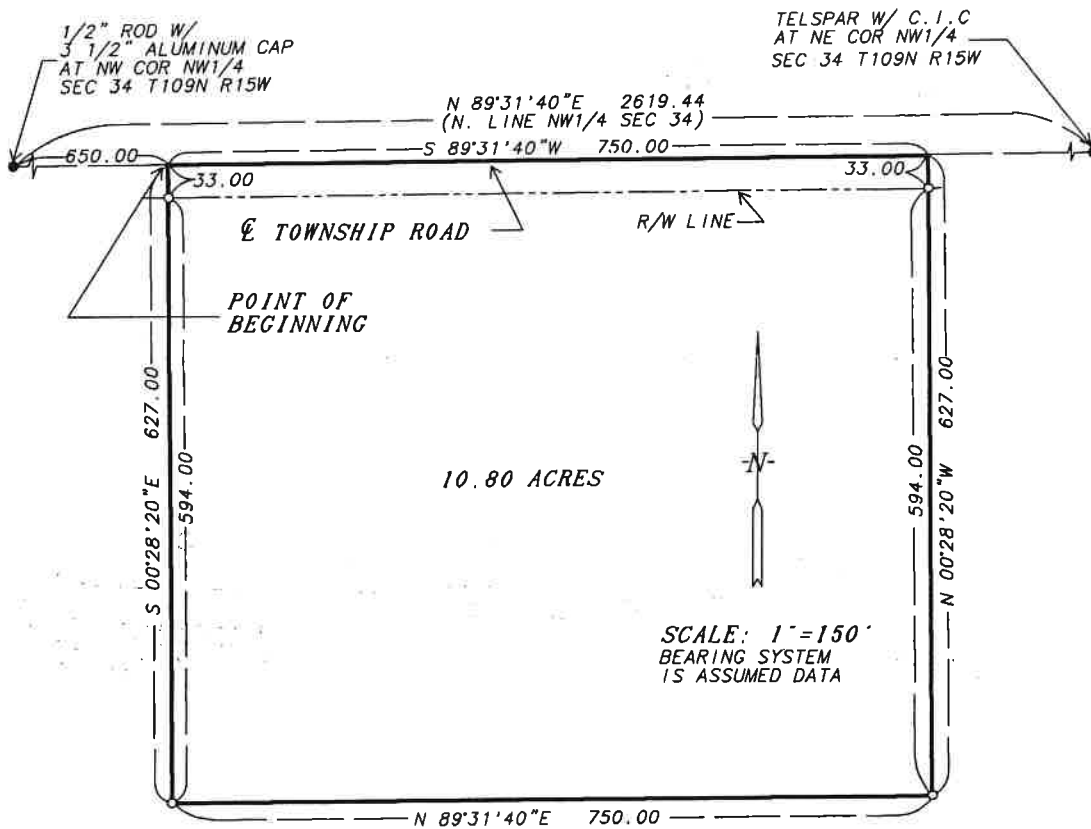
drainfield

Property Description:

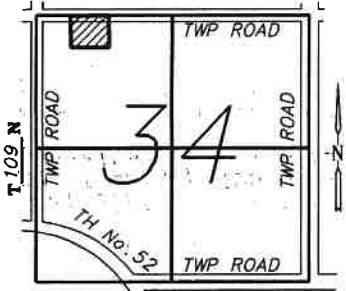
That part of the North One-Half of the Northwest Quarter of Section 34; Township 109 North, Range 15 West, Goodhue County, Minnesota described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 34; thence N89°31'40"E, assumed bearing, along the north line of said Northwest Quarter, 650.00 feet for a point of beginning; thence S00°28'20"E, 627.00 feet; thence N89°31'40"E, 750.00 feet; thence N00°28'20"W, 627.00 feet to the north line of said Northwest Quarter; thence S89°31'40"W, along said north line, 750.00 feet to the point of beginning. Being subject to an easement for the Township Road right of way over the northerly boundary thereof.

Containing 10.80 acres, more or less.



VICINITY MAP SCALE 1"=3000'



R 15 W GOODHUE COUNTY

● - FOUND MONUMENT ○ - SET 1/2" PIPE WITH LS NO. 14888

SURVEY FOR: ARNDT BROTHERS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vincent Fangman

DATE 11/30/2000

VINCENT A. FANGMAN LS. NO. 14888

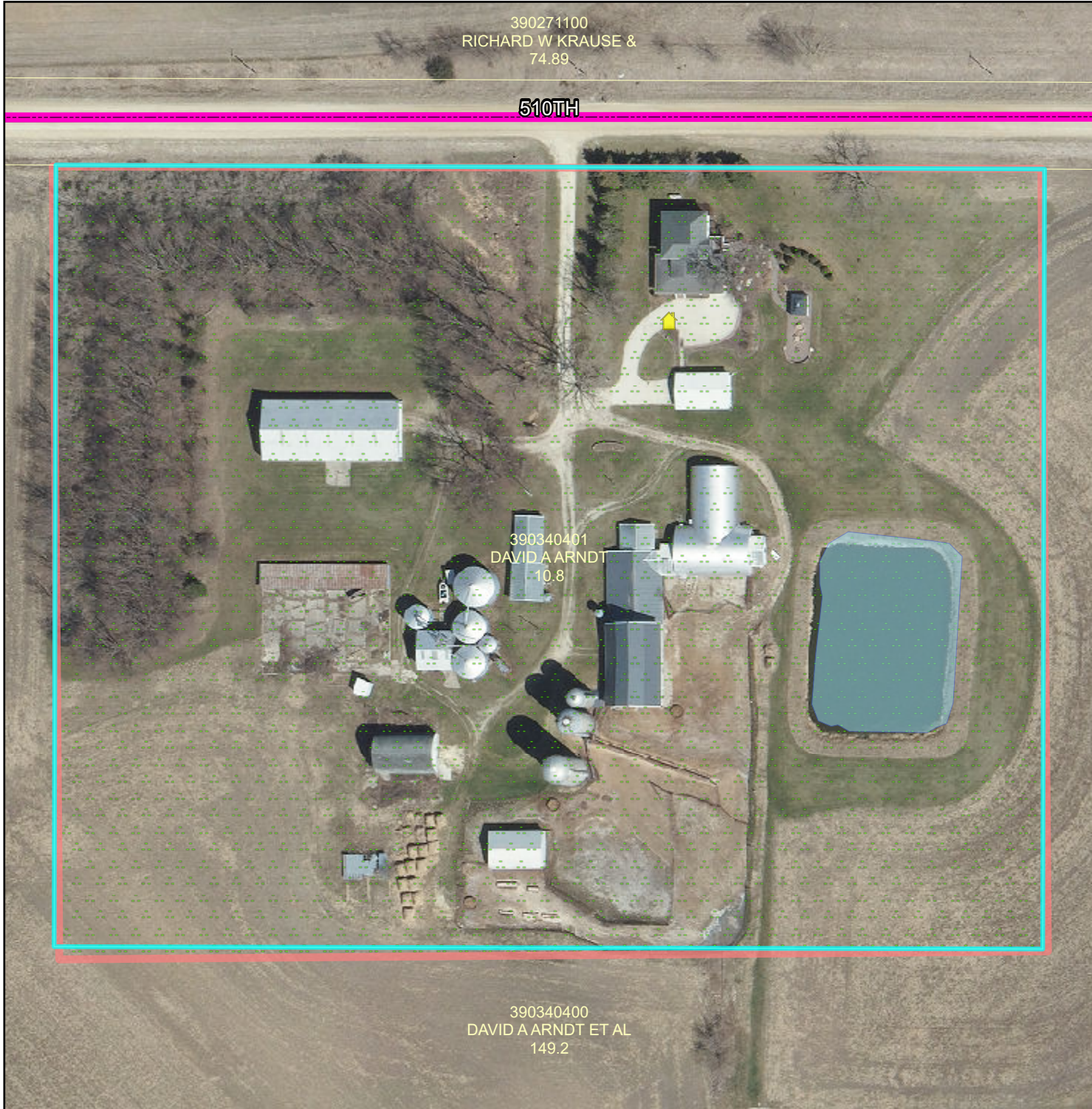
PINE ISLAND, MN

DRAWN BY: N. FANGMAN

DATE: 11-30-2000

JOB NO. 00-175

MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
March 23, 2020

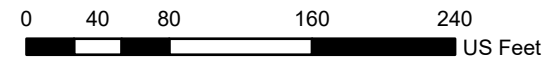
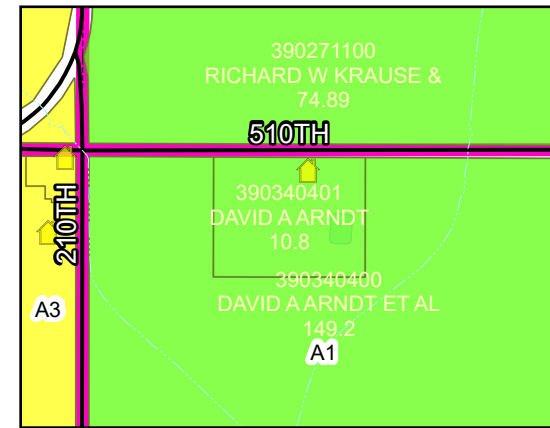
David Arndt (Owner)
A1 Zoned District

Part of the N 1/2 of the NW 1/4 of
Section 34 TWP 109 Range15 in
Pine Island Township

Variance request to construct a dwelling
addition less than 60 feet from the
510th Street Right-of-Way.

Legend

Intermittent Streams	Bluff Impact Zones (% slope)
Protected Streams	20
Lakes & Other Water Bodies	30
Shoreland	FEMA Flood Zones
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	X



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MAP 02: VICINITY MAP

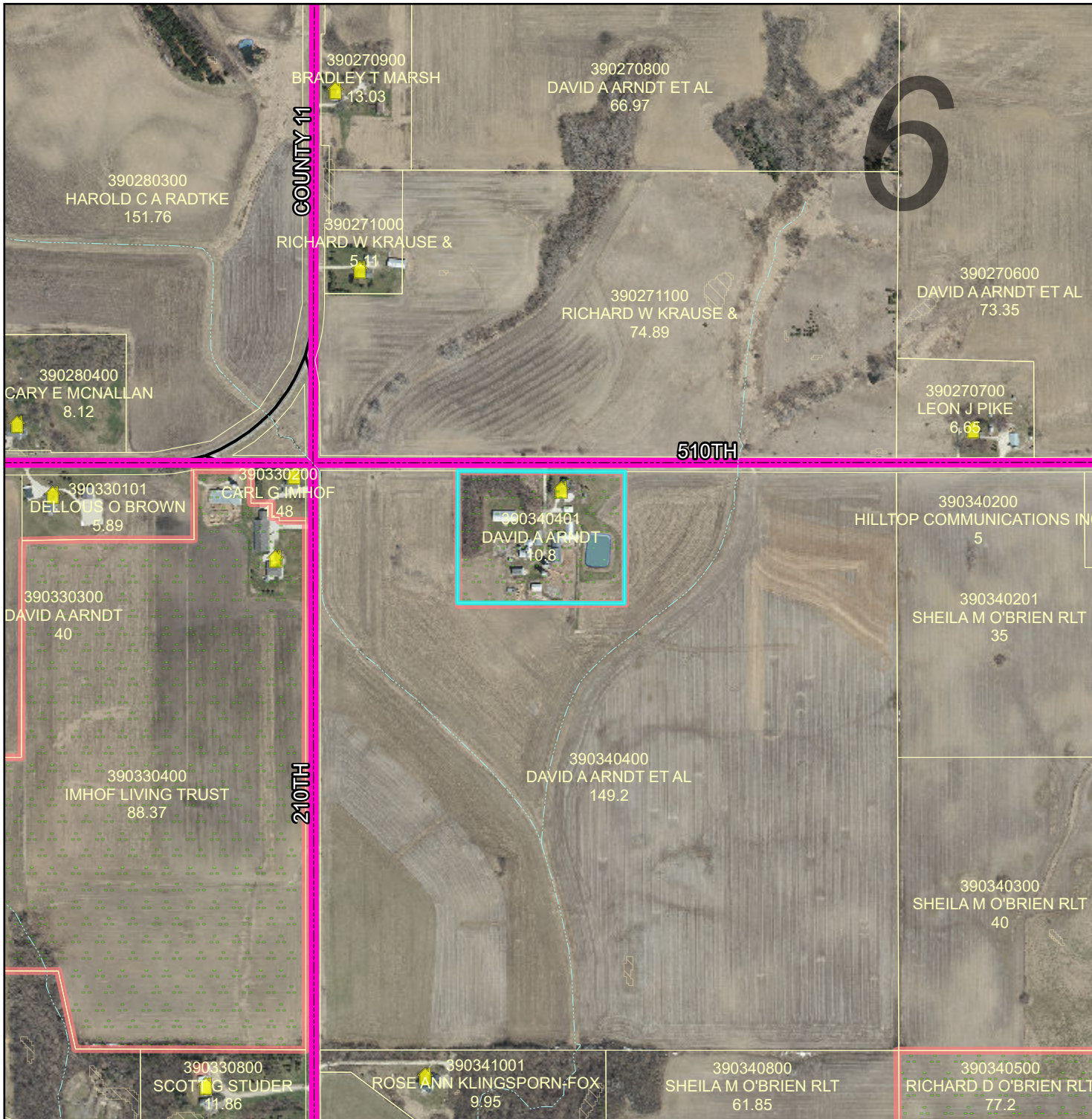
BOARD OF ADJUSTMENT

Public Hearing
March 23, 2020

David Arndt (Owner)
A1 Zoned District

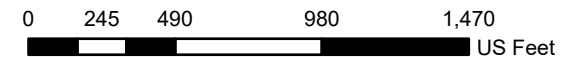
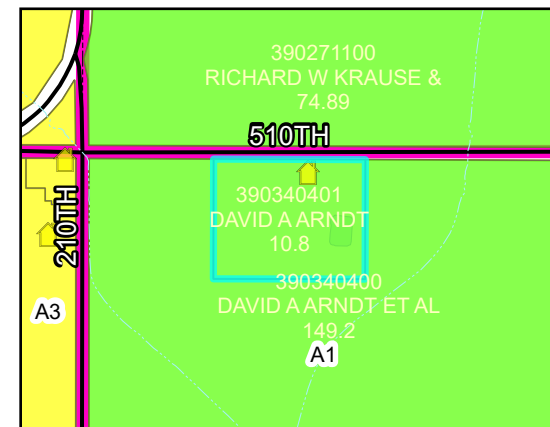
Part of the N 1/2 of the NW 1/4 of
Section 34 TWP 109 Range15 in
Pine Island Township

Variance request to construct a dwelling
addition less than 60 feet from the
510th Street Right-of-Way.



Legend

	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		30
	Lakes & Other Water Bodies		
	Shoreland		
	Historic Districts		
	Parcels		
	Registered Feedlots		
	Dwellings		
	Municipalities		
			FEMA Flood Zones
			2% Annual Chance
			A
			AE
			AO
			X



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2018 Aerial Imagery
Map Created March, 2020 by LUM

