

**MINUTES**  
**CLAY COUNTY BOARD OF ADJUSTMENT**  
**5:30 PM, TUESDAY, MAY 19, 2020**  
**MTG ROOM B, CLAY COUNTY COURTHOUSE**

**Members Present:** Greg Anderson, Perry Bushaw, Paul Krabbenhoft, Ezra Baer, William Davis

**Members Absent:** None

**Others Present:** Matt Jacobson, Emma Notermann, Rita Rueckert, Logan Lass, Tony Weigel

The meeting was called to order at 5:31 PM by Chair William Davis. Roll call was taken for this meeting that was held virtually. Director Matt Jacobson went over the rules for participating in a virtual platform meeting.

**On motion by Greg Anderson, seconded by Ezra Baer, and unanimously carried, the Board approved the meeting Agenda with the modification of the withdrawn second hearing.**

**On motion by Greg Anderson, seconded by Ezra Baer, and unanimously carried, the Board approved the Minutes from April 19, 2020.**

**PUBLIC HEARING(S):**

**LOGAN AND ALEXANDRA LASS – REQUEST FOR VARIANCE**

The applicant is seeking approval of a variance to the density standards of the Clay County Development Code to allow a third residence in the NE1/4NW1/4 of Section 32, Township 137N, Range 45W, parcel 16.032.2102, Humboldt Township.

**On motion by Greg Anderson, seconded by Ezra Baer, and unanimously carried, the Board opened the public hearing.**

Matt Jacobson, Planning & Zoning Director, stated the Applicant is seeking a variance to the density standards which currently allows for 2 residences per quarter-quarter or 40 acres. The Applicant wishes to put a residence on a parcel that currently has 2 other residences within the quarter-quarter. There is currently a bin site and a storage building on the parcel. Some of this parcel is tillable and some is more wooded/yard type. Property contains a well and electric; there currently is no septic system. Matt Jacobson showed the area where the Applicant is wishing to place a residence. There was a Building Permit submitted by the Applicant and that information was included in the meeting information. The site would be about 350 feet from the roadway and meets all setbacks. It would not take any tillable land out of production.

Matt Jacobson's staff recommendation is to approve the request without any conditions. He feels that the Development Code interpretation is the best use of the property without using any of the tillable land.

Greg Anderson asked if there were any comments from neighbors regarding the request. There have been no public comments regarding the application.

Logan Lass states feels his position was well-presented by Director Jacobson and has no other information to add. Greg Anderson asked if there was previously a residence on the property. Mr. Lass states there previously was not a residence.

**On motion by Paul Krabbenhoft, seconded by Perry Bushaw, and unanimously carried, the public hearing was closed.**

Matt Jacobson asked Applicant Lass if he has had any conversations with any neighbors regarding this request. He states he has spoken with one neighbor that resides on the quarter-quarter and another neighbor who resides on the adjacent quarter and they had no objections to his proposed development.

The Findings of Fact and Order were addressed by the Board of Adjustment as they pertain to the requested permit. All of the items can be addressed without conditions and none of them warranted further discussion.

**On motion by Greg Anderson, seconded by Ezra Baer, and unanimously carried, the Board of Adjustment *GRANTED* the Variance with no conditions and based on the following as specifically set out in the Facts of Finding and Order:**

- MN Statute 394.27, Subdivision 7 – Variances; Practical Difficulties

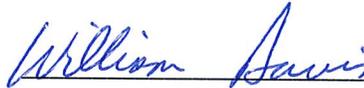
**UNFINISHED BUSINESS:**

There was no unfinished business.

**NEW BUSINESS:**

Director Jacobson reminded Board of Adjustment members that the June meeting will be held on the 4<sup>th</sup> Tuesday of the month, June 23<sup>rd</sup>, due to a conflict with the Board of Equalization hearing on the 3<sup>rd</sup> Tuesday. The application deadline for June is June 2, 2020.

**On motion by Greg Anderson, and seconded by Ezra Baer, the meeting was adjourned at 5:55 PM.**



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William Davis, Chair  
Clay County Board of Adjustment