



SCOTT COUNTY
BOARD OF ADJUSTMENT
MEETING MINUTES

Scott County Government Center
County Board Room 226
200 Fourth Ave West
Shakopee, Minnesota

Monday, March 10, 2025
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Huber opened the meeting at 6:30 PM with the following members present: Kent Robbins, Ray Huber, Tom Vonhof, Donna Hentges and Lee Watson; Ammar Husain and Jay Picha absent with notice.

County Staff Present: Brad Davis - Planning Manager; Marty Schmitz - Zoning Administrator; Greg Wagner - Principal Planner, Nathan Hall - Associate Planner; Rachel Nosbush - Deputy Clerk to the Board.

II. APPROVAL OF JANUARY 13, 2025 BOARD OF ADJUSTMENT MINUTES

Chair Huber called for a motion to approve the minutes. Motion by Commissioner Robbins; second by Commissioner Vonhof to approve the minutes of January 13, 2025.

III. PUBLIC HEARING

3.1 PUBLIC HEARING 6:30 PM: SANDERS SMITH ADDITION VARIANCE (PL#2025-009)

- A. Request for a Variance from the Minimum Lot Size of 2.5 Acres in the Heavy Industrial District to 1.34 Acres.

Location: Section 33
Township: Louisville
Current Zoning: I-2, Heavy Industrial District

Nathan Hall presented the staff report for this application. Board of Adjustment packets, staff reports, video recording and approved minutes are available for download at the Scott County Website link: [March 10, 2025 Board of Adjustment](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions:

Commissioner Robbins questioned that Staff wanted to table this item until a future date for additional information.

Mr. Hall confirmed as there are potential improvements being made in the area and the Applicant wishes to wait to figure out what is happening with development in the area before committing with plans.

Commissioner Robbins asked if the Applicant has development ideas in mind.

Mr. Hall clarified the Applicant does not have any potential buyers or any development plans in place, Applicant merely wishes to find something profitable to do with this land.

Chair Huber opened the public hearing at 6:36 pm.

Public Comments and Questions at the Podium

John Weckman, Louisville Township, commented the Township met with the Applicant and discussed the need for a 10 ton paved road. Any road improvements would be partially his financial responsibility and until further information and plans are gathered the Town Board tabled the Applicants plan.

Chair Huber called for a motion to close the public hearing.

Motion by Commissioner Robbins to close the public hearing; second by Commissioner Vonhof. The motion carried unanimously.

Motion by Commissioner Robbins; second by Commissioner Hentges to tabling the item until the next meeting.

Chair Huber called for a vote on the motion to continue the request as follows:

Commissioner Husain: Absent

Commissioner Picha: Absent

Commissioner Robbins: Aye

Commissioner Huber: Aye

Commissioner Vonhof: Aye

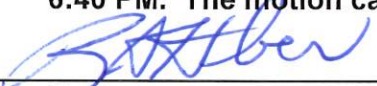
Commissioner Hentges: Aye

Commissioner Watson: Aye

The motion passed unanimously with 5 Ayes, 2 Abstention.

IV. GENERAL & ADJOURN

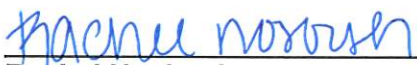
Motion by Commissioner Watson; second by Commissioner Robbins to adjourn the meeting at 6:40 PM. The motion carried unanimously.



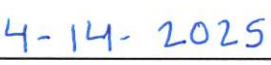
Ray Huber
Chair, Board of Adjustment



Date



Rachel Nosbush
Deputy Clerk to the Board



Date