



SCOTT COUNTY
BOARD OF ADJUSTMENT
MEETING MINUTES

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

Monday, August 11, 2025
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Vice-Chair Hentges opened the meeting at 6:30 PM with the following members present: Ammar Husain, Jay Picha, Tom Vonhof and Donna Hentges. Ray Huber and Lee Watson absent with notice. Kent Robbins arriving at 6:32 pm.

County Staff Present: Greg Wagner - Principal Planner, Nathan Hall - Associate Planner; Tom Wolf – County Board Commissioner.

II. APPROVAL OF JUNE 9, 2025 BOARD OF ADJUSTMENT MINUTES

Vice-Chair Hentges called for a motion to approve the minutes. Motion by Commissioner Vonhof; second by Commissioner Picha to approve the minutes of June 9, 2025 Board of Adjustment meeting.

III. PUBLIC HEARING

3.1 PUBLIC HEARING 6:31 PM: LUCE VARIANCE (PL#2025-051)

- A. Request for a Variance from the Required 66 Feet of Lot Frontage on a Publicly Maintained Street to 33 Feet of Frontage on a Public Roadway Easement.

Location: Section 29
Township: Belle Plaine
Current Zoning: A-1, Agricultural Preservation 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: [August 11, 2025 Board of Adjustment](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions:

Commissioner Robbins asked for clarification on the frontage road and who will be taking care of the easement.

Eric Luce, Applicant, commented as the sole user of that driveway frontage road he would take it under his responsibility to maintain it as it has been previously.

Vice Chair Hentges opened the public hearing.

Public Comments and Questions at the Podium

Tony Kornder, Belle Plaine Township Supervisor, made comment as long as the property owner is willing to take responsibility for the road the Township will recognize it as a non-maintained public township road.

Commissioner Picha questioned what type of maintenance does the road need, if any.

Mr. Hall responded at the moment the road is more of a field road and unaware of its condition at this moment.

Vice Chair Hentges called for a motion to close the public hearing.

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

Motion by Commissioner Robbins; second by Commissioner Vonhof, based on the variance criteria listed in the staff report I recommend approval of the requested variance from the required 66 feet of lot frontage on a publicly maintained street to 33 feet of frontage on a public roadway easement.

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

Commissioner Husain: Aye
Commissioner Picha: Aye
Commissioner Robbins: Aye
Commissioner Huber: Absent
Commissioner Vonhof: Aye
Commissioner Hentges: Aye
Commissioner Watson: Absent

The motion passed unanimously with 5 Ayes, 2 Abstention.

Criteria for Approval:

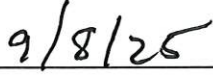
1. *Granting the variance will not be in conflict with the Comprehensive Plan.*
Granting the variance will not be in conflict with the Comprehensive Plan as the proposed development is consistent with the goals and policies contained in the 2040 Comprehensive Plan.
2. *Exceptional or extraordinary circumstances apply to the property which do not generally apply to other properties in the same zoning district or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property since the enactment of this Ordinance had no control.*
The parent parcel is a unique shape and was created prior to the enactment of this Ordinance. The parcel did support a homesite in recent history and the applicant is proposing to establish a new homesite in the same vicinity.
3. *The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.*
The literal interpretation of this ordinance would not allow the applicant to create a lot for and subsequently construct a single-family home on the farm. There are numerous residential parcels within Belle Plaine Township that do not meet the minimum lot width requirements.
4. *That the special conditions or circumstances do not result from the actions of the applicant.*
The special conditions relate to the unique history and shape of the parent parcel and is not due the actions of the applicant.
5. *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.*
Granting the variance will allow the applicant to create a building site, similar to previous owners of the property, and will not confer any special privilege to the applicant.
6. *The variance requested is the minimum variance which would alleviate the hardship.*
The current proposal is the minimum variance necessary because the proposed lot frontage matches the existing road frontage.
7. *The variance would not be materially detrimental or will not essentially alter the character of the property in the same zoning district.*
The variance would allow a house to be constructed in the vicinity of a previous homestead and would not be detrimental to the character of the area and would not impact the adjacent parcels.
8. *Economic considerations alone do not constitute a practical difficulty if a reasonable use of the property otherwise exists under the provisions of this Ordinance.*
The proposal is not based on economic factors but rather on issues related to the unique shape and history of the parcel.

IV. GENERAL & ADJOURN

Motion by Commissioner Robbins; second by Commissioner Picha to adjourn the meeting at 6:41 PM. The motion carried unanimously.



Donna Hentges
Vice-Chair, Board of Adjustment



Date



Rachel Nosbush
Deputy Clerk to the Board



Date

