



SCOTT COUNTY
BOARD OF ADJUSTMENT
MEETING MINUTES

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

Monday, October 13, 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: Jay Picha, Kent Robbins, Ray Huber, Tom Vonhof, and Donna Hentges. Ammar Husain and Lee Watson absent with notice.

County Staff Present: Brad Davis – Planning Manager, Marty Schmitz – Zoning Administrator, Nathan Hall - Associate Planner; Rachel Nosbush – Deputy Clerk to the Board, Tom Wolf – County Board Commissioner.

II. APPROVAL OF SEPTEMBER 8, 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 September 8, 2025 Board of Adjustment meeting, Commissioner Robbins noting correct spelling of name, Chair Huber abstaining.

III. PUBLIC HEARING

3.1 PUBLIC HEARING 6:31 PM: BURDICK VARIANCE (PL#2025-068)

- A. Request for a Variance to Reduce the 25-Foot Side Yard Setback to 10-Feet from a Local Road Right-of-Way

Location: Section 9
Township: Spring Lake
Current Zoning: RR-3, Rural Residential Single Family

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: [October 13, 2025 Board of Adjustment](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions:

Commissioner Robbins questioned if this variance had been approved previously.

Mr. Hall confirmed it had, but because there was no action on the variance for a year, it became void.

Chair Huber opened the public hearing at 6:38 pm.

Public Comments and Questions at the Podium

No one approached the podium.

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 Vonhof, based on the variance criteria listed in the staff report I recommend approval of the requested variance to reduce the required 25-foot road right-of-way setback to 10 feet.

Vice-Chair Hentges called for a vote on the motion to continue the request as follows:

Commissioner Husain: Absent

Commissioner Picha: Aye

Commissioner Robbins: Aye

Commissioner Huber: Aye

Commissioner Vonhof: Aye

Commissioner Hentges: Aye

Commissioner Watson: Absent

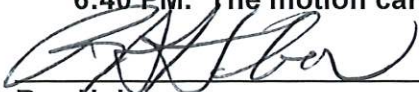
The motion passed unanimously with 5 Ayes, 2 Abstentions.

Criteria for Approval:

1. *Granting the variance will not be in conflict with Comprehensive Plan.*
The 2040 Comprehensive Plan guides the land use in this area as Urban Expansion Area. The property will be used as a single-family residence and is not in conflict with the Comprehensive Plan.
2. *Exceptional, unique, 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 have no control.*
The unusual position of the parcel at the intersection of two streets creates a situation where a variance is necessary to create a modern lake home.
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 the ordinance would deprive the applicants of rights enjoyed by other properties in the area. Multiple single-family residences along Spring Lake have reduced road right-of-way setbacks.
4. *That the special conditions or circumstances do not result from the actions of the applicant.*
The variance requested is due to the substandard lot size and location of the existing home which are circumstances that are not a result of the applicant or property owners' actions. The lot was created and developed with the existing home prior to current zoning regulations.
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 not confer any special privilege to the applicant that does not already exist on other lots adjacent to Spring Lake. Due to the small lot sizes platted around Spring Lake it is challenging for lot owners to develop a modern, single-family home that meets current lot standards without minor relief from zoning regulations.
6. *The variance requested is the minimum variance which would alleviate the practical difficulty.*
The requested variance alleviates the practical difficulty created by the Scott County Zoning Ordinance and allows for the construction of a modern home.
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 will not be materially detrimental and will not alter the character of the property or neighborhood if granted since all adjacent lots have single family residences on similar sized parcels.
8. *Economic considerations alone do not constitute practical difficulties.*
Economic consideration does not figure into this request; this is a variance to construct a more reasonable sized home than what was anticipated when the lot was created.

IV. GENERAL & ADJOURN

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



Ray Huber

Chair, Board of Adjustment

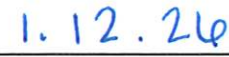


Rachel Nosbush

Deputy Clerk to the Board



Date



Date

