



SCOTT COUNTY
BOARD OF ADJUSTMENT
MEETING MINUTES

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

Monday, January 12, 2026
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: Ammar Husain, Jay Picha, Kent Robbins, Ray Huber, Tom Vonnhof, Donna Hentges and Lee Watson.

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

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

Chair Huber called for a motion to approve the minutes. Motion by Commissioner Robbins; second by Commissioner Vonnhof to approve the minutes of October 13, 2025 Board of Adjustment meeting,

III. PUBLIC HEARING

3.1 PUBLIC HEARING 6:31 PM: LUSIGNAN VARIANCE (PL#2025-085)

- A. Request for a Variance from the 24' accessory building height requirement to 26 (Kevin M. & Jean M. Lusignan, Applicant and Property Owner) in Section 22 of Louisville Township

Location: Section 22
Township: Louisville
Current Zoning: UER-C, Urban Expansion Reserve Cluster

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: [January 12, 2026 Board of Adjustment](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions:

Chair Huber made comment to an error in the motion in the staff report.

Mr. Hall confirmed the error and indicated it should read as "recommending approval".

Commissioner Hentges asked the Applicant why the additional height of the building is needed, and what will the building be used for, considering farm equipment cannot exceed 14 feet in height.

Kevin Lusignan, Applicant, explained the building will be used for agricultural storage of hay and wagons, and a crane will be utilized in the shed to lift the wagons when maintenance needs to be provided.

Commissioner Husain questioned the Applicant if there was a reason to not go higher if he was already asking for 2 additional feet.

Mr. Lusignan responded that the 2-foot variance is sufficient and there would be additional costs to the accessory building that come with adding extra height.

Commissioner Husain asked staff if there could be some form of staff discretion in these types of situations without having to go through the variance process.

Mr. Hall stated that Scott County's zoning ordinances does not allow staff discretion to deviate. the ordinance would need to be amended for staff to have discretion on building height.

Commissioner Hentges questioned if the additional height is for one hay wagon.

Mr. Lusignan explained he stores his brothers round hay bales as well and needs a place to keep them dry.

Mr. Lusignan further explained he did not realize the eave of the building layout was also included in the 24 ft. requirements of the shed.

Mr. Schmitz further explained that the height of the building is measured at the mid-point of the truss.

Commissioner Picha made comment this appeared to be an error made from good faith and misunderstanding of the application process.

Chair Huber opened the public hearing at 6:48 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 Watson; second by Commissioner Robbins, based on the variance criteria listed in the staff report I recommend approval of the requested 2-foot variance from the 24-foot accessory building height requirement to 26 feet. Including the friendly amendment of township recommendation and letter of approval from the neighbor.

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

Commissioner Husain: Aye

Commissioner Picha: Aye

Commissioner Robbins: Aye

Commissioner Huber: Aye

Commissioner Vonhof: Aye

Commissioner Hentges: Aye

Commissioner Watson: Aye

The motion passed unanimously with 7 Ayes.

Criteria for Approval:

1. *Granting the variance will not be in conflict with the Comprehensive Plan.*

The proposal is in conformance with the Scott County 2040 Comprehensive Plan goals and policies for promoting public health, safety, and general welfare.

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.*

There are no exceptional or unique circumstances of the property itself that require a variance from the building height requirement. The additional height is necessary to accommodate agricultural equipment. Other structures in Louisville Township have received variances when necessary for a specific need.

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.*

Literal interpretation of the Zoning Ordinance would restrict the ability of the applicant to use the property for a permitted use.

4. *That the special conditions or circumstances do not result from the actions of the applicant.*

The variance request is a result of the agricultural function of the property that is permitted use. The variance is necessary to accommodate agricultural equipment.

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 of the requested variance will not confer any special privilege to the applicant as other buildings in the Township have received height variances when there is a demonstrated need.

6. *The variance requested is the minimum variance which would alleviate the hardship.*

The applicants are proposing a 2-foot increase in the height limitation. The increase is a minimal addition (8.3%) to the maximum height.

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 not be materially detrimental as it would not be perceptibly taller when viewed from neighboring properties. The structure would allow for indoor storage of agricultural equipment, therefore limiting visibility of equipment. Taller agricultural structures exist on nearby properties.

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.*

There are no economic considerations involved in this variance request. The applicants intend to use the building for personal storage and agricultural activities.

IV. 2026 ELECTION OF BOARD OF ADJUSTMENT OFFICERS

Chair Huber opened the meeting for nominations for Chair of the Board of Adjustment.

Commissioner Robbins nominated Commissioner Huber, seconded by Commissioner Hentges.

Chair Huber called for any further nominations 3 times.

Motion by Commissioner Robbins; second by Commissioner Hentges to close the nominations. The motion carried unanimously.

Chair Huber called for a vote on Chair nomination of Commissioner Huber. The vote carried unanimously for Commissioner Huber as noted below.

Chair Huber opened the meeting for nominations for Vice Chair of the Board of Adjustment.

Commissioner Robbins nominated Commissioner Hentges, seconded by Commissioner Vonhof.

Chair Huber called for any further nominations 3 times.

Motion by Commissioner Watson; second by Commissioner Hentges to close the nominations. The motion carried unanimously.

Chair Huber called for a vote on Vice Chair nomination of Commissioner Hentges. The vote carried unanimously for Commissioner Hentges as noted below.

Chair Huber opened the meeting for nominations for Secretary of the Board of Adjustment.

Commissioner Robbins nominated the Deputy Clerk of the Board of Adjustment for Secretary, seconded by Commissioner Vonhof.

Chair Huber called for any further nominations 3 times.

Motion by Commissioner Hentges; second by Commissioner Robbins to close the nominations. The motion carried unanimously.

Chair Huber called for a vote on the Secretary nomination of Deputy Clerk of the Board of Adjustment.

The vote carried unanimously for Deputy Clerk of the Board as noted below.

Chair Huber called for a roll call vote on all 3 nominations with results as follows:

Commissioner Husain: Aye

Commissioner Picha: Aye

Commissioner Robbins: Aye

Commissioner Huber: Aye

Commissioner Vonhof: Aye

Commissioner Hentges: Aye

Commissioner Watson: Aye

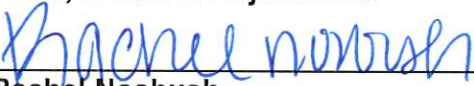
The motion passed unanimously with 7 Ayes.

V. GENERAL & ADJOURN

Motion by Commissioner Robbins; second by Commissioner Picha to adjourn the meeting at 6:53 PM. The motion carried unanimously.



Ray Huber
Chair, Board of Adjustment



Rachel Nosbush
Deputy Clerk to the Board



Date



Date