



SCOTT COUNTY  
BOARD OF ADJUSTMENT  
MEETING MINUTES

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

Monday, June 8, 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: Ed Holden, Kent Robbins, Ray Huber, Tom Vonhof, Donna Hentges and Lee Watson. Ammar Husain absent with notice.

**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 JANUARY 13, 2026 BOARD OF ADJUSTMENT MINUTES

Chair Huber called for a motion to approve the minutes. Motion by Commissioner Vonhof; second by Commissioner Robbins to approve the minutes of January 13, 2026 Board of Adjustment meeting,

## III. PUBLIC HEARING

### 3.1 PUBLIC HEARING 6:30 PM: BELLICOT VARIANCE (PL#2026-030)

- A. Request for a Variance from the required 75-foot setback to the Ordinary High-Water Level to 56.2 feet and a variance from the maximum impervious lot coverage of 25% to 30% to replace a single-family home

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: [June 8, 2026 Board of Adjustment](#) or by visiting [www.scottcountymn.gov/pacreports](http://www.scottcountymn.gov/pacreports) and selecting the current date.

#### Commissioner Comments and Questions:

Chair Huber questioned if the applicant was working with the Department of Natural Resources.

*Mr. Hall explained the applicant has been working with Scott County Natural Resources Department to address the issues raised by the Department.*

Commissioner Robbins asked for clarification as the original motion was for a continuance but now Staff is suggesting a motion of approval.

*Mr. Hall confirmed that the new suggested motion is based on the recent progress that the applicant has made.*

Chair Huber opened the public hearing at 6:40 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 variance from the required 75-foot setback to the Ordinary High-Water Level to 56.2 feet and a variance from the maximum impervious lot coverage of 25% to 26.4%, consistent with survey dated 6-1-2026, to replace a single-family home with the condition that a grading and landscape/shoreline restoration plan be submitted and approved by the Natural Resources Department staff for the shore impact zone prior to the issuance of building or earthworks permits.

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

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

The motion passed unanimously with 6 Ayes, 1 Abstention.

## 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 lot size and unusual shape of the property significantly limit the ability to place the structure outside of the setback to the OHWL.
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 limit the applicant's ability to develop the property in a manner consistent with nearby properties. Multiple single-family residences along Spring Lake have reduced setbacks to the OHWL or impervious lot coverage that exceeds the maximum.
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 shape of the property which are circumstances that are not a result of the applicant or property owners' actions. The lot was created and developed 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 special privilege to the applicant that does not exist on other lots adjacent to Spring Lake. The extent of the variance is consistent with the conditions of neighboring properties.
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.
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 increase stormwater runoff into Spring Lake or essentially alter the character of the neighborhood.

8. *Economic considerations alone do not constitute practical difficulties.*  
Economic considerations do not figure into this request; this is a variance to construct a more modern sized home than what was anticipated when the lot was created.

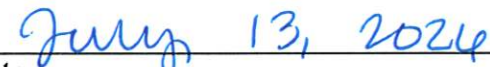
#### IV. GENERAL & ADJOURN

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

  
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Ray Huber  
Chair, Board of Adjustment

  
\_\_\_\_\_  
Date

  
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Rachel Nosbush  
Deputy Clerk to the Board

  
\_\_\_\_\_  
Date

