

**Board of Adjustments(BOA) Meeting Minutes**  
**Audubon County Engineer's Office**  
**Wednesday, April 16<sup>th</sup>, 2024 – 10 AM**

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Board of Adjustment Members Present:

Todd Nelsen (Chairperson)  
Jeff Glade  
Mike Blum  
Abby Rasmussen

Others present: SEE SIGN IN SHEET

Todd Nelsen called the meeting to order at 10:02 AM.

Nelsen asked for a motion for the approval of the meeting agenda. Blum motioned; Rasmussen seconded. All approved.

Nelsen asked for a motion approving the prior meeting minutes from October 26<sup>th</sup>, 2023. Blum motioned; Rasmussen seconded. All approved.

Nelsen requested a motion for nominations for BOA Chairperson for 2024. Blum motioned to have Nelsen remain BOA Chairperson for 2024; Rasmussen seconded. All approved.

Introduction of those present.

Request No. 1: Guthrie REC, Proposed Substation, Variance Request on Lot Area

Mitchel Rydl, Zoning Administrator, explained the purpose of the application and request for variance. The ordinance requires a lot size of 2 acres. The proposed lot is only 1.34 acres. Eric Kamm, Stanley Consultants, reviewed with the BOA members the proposed site plan. There will be no water or sewer. Rasmussen asked why the change in zoning ordinance of lot size from 1 acre to 2 acres. Rydl reviewed the reasons for change. Rydl also indicated all other ordinance requirements were met. REC is an essential service, and this is permitted in the current zoning ordinance for that district. Nelsen asked for a motion that granting a variance will not adversely affect the public as stated in Article 25. Glade motioned; Blum seconded. All approved. Nelsen asked for a motion indicating there were no special conditions attached to this variance approval. Rasmussen motioned; Blum seconded. All approved.

Request No. 2: C&T Automotive-Caleb Hanson, Special Exception Use for selling automobiles.

Rydl explained Caleb and Taylor Hanson are needing approval of the Special Exception Use so a letter from the Audubon County Zoning Administrator can be drafted, indicating their business falls within the guidelines set by the county zoning ordinance. The state requires this letter to complete their dealership license. Nelsen expressed concern about the number of cars that could possibly accumulate in non-working condition. Blum also indicated concern about this turning into a junk yard situation.

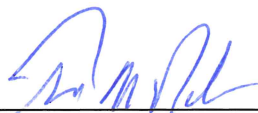
Hanson explained that currently they only possess 3 dealer plates so there would only be a few cars at a time that would fall under the non-working category and that her husband planned on repairing only a few at a time and then selling them. Nelsen indicated conditions needed to be imposed if request is approved in order to ensure things stay within reasonable limits. Glade proposed a condition indicating they would be limited to the current lot they own and would not be able to expand without the approval of the BOA. All members agreed. Nelsen also added they would need to follow all setback requirements, and other guidelines set forth within the current Audubon County Zoning Ordinance. Nelsen asked for a motion and that granting a Special Exception Use will not adversely affect the public as stated in Article 20. Blum motioned; Rasmussen seconded. All approved. Nelsen asked for a motion indicating the conditions included with the Special Exception Use approval would be as follows:

- The business must stay within the original lot size of 3.2 acres.
- All guidelines for setbacks, height, etc. set forth in the Audubon County Zoning Ordinance must be followed at all times.
- If at some point, the applicants believe they need to pursue modifications or additions to the property, an application must be submitted, and the proposed changes/modifications will need to be reviewed by the Board of Adjustments and either approved or denied.

Nelsen asked for a motion it is in the public interest to grant the Special Exception Use with the above stated conditions. Glade motioned; Rasmussen seconded. All approved.

Nelsen asked for a motion to post the BOA meeting minutes on the bulletin board at the Memorial Building and the Audubon County Website. Rasmussen motioned; Blum seconded. All approved.

Nelsen asked for a motion to adjourn the meeting. Blum motioned; Rasmussen seconded. The meeting adjourned at 10:27 AM.



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Todd Nelsen, Chairperson

Attest By:



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Mitchel J. Rydl, Zoning Administrator

