

BOARD OF ADJUSTMENTS – Meeting Minutes

Meeting Date: September 8, 2025

Location: Audubon County Courthouse – Board of Supervisors Office

Board Members Present: Todd Nelsen – Chairperson
 Abby Rasmussen
 Mike Blum

Others Present: Randy Lange
 Mitch Rydl, Audubon County Engineer
 Tiffany Henkle, Planning & Zoning Director

The meeting was called to order at 11:00 A.M. by Todd Nelsen, Chairperson.

It was determined that three Board of Adjustment members were in attendance, therefore a quorum was present.

Meeting minutes from December 3rd, 2024 were reviewed. Rasmussen made a motion to approve the minutes; Blum seconded. All in favor.

Henkle explained Lange's application to the Board of Adjustment requesting a variance for lot area. Lange has not had a survey done yet. He is waiting to be sure a variance would be approved, first.

Randy Lange explained his lot is currently 2.5 acres, but his nephew is only wanting to purchase the house. Randy explained he would have the lot surveyed for basically just the house and the driveway directly to the house. Randy would keep the buildings and the driveway access to the buildings. Randy said his nephew would be the 4th generation to own that property.

The group discussed lot setbacks, loan requirements, and the septic system location. Randy stated that the septic system is located within the area that would be sectioned off for his nephew.

Rasmussen made a motion and Blum seconded that granting this variance would not adversely affect the public as stated in Article 25. All in favor.

Blum motioned to grant the variance of less than 2 acres with no restrictions or safeguards. Rasmussen seconded. All in favor.

The group discussed the process of this moving forward to be reviewed by the Board of Supervisors who can't change the ruling but can send them back to the Board of Adjustment to be reviewed again.

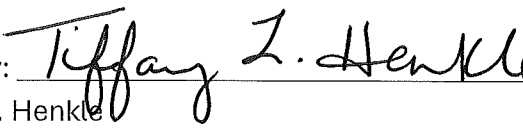
Rasmussen motioned to post the decision to the Audubon County website and on the bulletin board in the Courthouse. Blum seconded the motion. All in favor.

Rasmussen motioned to adjourn, and Blum seconded. All in favor.

Meeting was adjourned at 11:37 A.M.



BOA Chairperson

Attest by: 
Tiffany L. Henkle
Planning & Zoning Director