

**TOWN of MAY  
WASHINGTON COUNTY  
PLANNING COMMISSION  
April 24, 2014**

The Planning Commission of the Town of May met for their regular meeting on Thursday, April 24, 2014, at 7:00 pm at the May Town Hall. Members in attendance were: Chairman John Arnason, Mark Dupre, Jyneen Thatcher, Steve Magner and Jeff Chase. Absent: Lester Rydeen, Chad Nelson, Don Rolf, alternate William Still. Also present: Nate Sparks, Town Planner; Linda Klein, Town Clerk. Chairman Arnason called the meeting to order at 7:00 pm.

**Approval of Minutes** - Arnason stated that he would like to review the minutes from the January meeting one more time, and that the Commission would approve January and April minutes at the next Planning Commission meeting.

**Public Hearing**

**Holt Variance Request**

Todd and Cheryl Holt have made an application for a variance to place an addition on to a detached accessory building that would be used to house horses. The building is located 72 feet from the south property line and the addition would place the building about 10 feet closer. The ordinance requires a 100 foot setback to property lines for buildings intended to house animals. The purpose of the request is to add on to the building to allow for the housing of horses on the site year round.

The 10 acre property is located at 13533 Manning Trail. There is a house, a 600-foot detached garage, and barn on the property. The barn is currently 30 x 36 in size which is 1080 square feet. The applicant houses three horses on site. There are a large number of trees on the south property line. The applicant also owns the 40 acre parcel south of the subject site at 13411 Manning Trail. This property consists of farmland and a house. The applicant is proposing to add a 16 x 30 addition on to the barn. This would increase the size of the barn to 1560 square feet in area. The barn is currently located about 72 feet from the south property line. The addition would make the barn 62 feet from the property line.

The barn is approximately 16 feet in height. The applicant intends to reside the entire barn. Therefore, the barn and addition will have the same exterior finish. The barn addition would have no impact on the septic or well sites. Both are located north of the house. The applicant has a detached garage and one detached accessory building used as a barn, which makes it so they cannot place another structure on the parcel. The request is to allow for an addition to the detached accessory building to avoid seeking a variance for a third building. Their desire to continue the use of the property in its current configuration and use may be viewed as a “practical difficulty.”

If the building proposed for the addition were not used to house horses, the addition would be conforming and no variance would be needed. Nate Sparks, Town Planner, stated that having a third building would be more out of harmony with the general purpose and intent of the Zoning Ordinance. The impact of the three horses that will be housed in this building on the property to

the south will already be relatively minor. The large number of trees between the building and the property line will further lessen the impact. Therefore, due to these conditions, Sparks felt that the request appears to be reasonable in nature.

### **Planning Commission Discussion**

Arnason asked about the requirement regarding grazing requirements for horses. He asked the property owner how many acres they own that are considered grazable. The applicant stated that they have more than adequate grazing acreage.

Magner moved, seconded by Thatcher, to open the public hearing. All approved.

Magner asked about the animals that will be housed, and the applicant confirmed it would be 3 horses. Magner was speculating about what might happen down the road if the applicant wishes to subdivide the south property and what impact that might have on the buyers. This building was originally built without the intention of storing animals.

Thatcher asked about the renters in the property to the south and if they have a concern about this. She also suggested getting a plan in place for manure management if this is approved and before the horses come back from boarding to live permanently on the property.

Magner asked why they could not add on to the front of the building rather than on the south side. Sparks replied that the house is only 5 feet in front of the barn.

Arnason moved, seconded by Dupre, to close the public hearing. All approved.

Arnason stated that he sees no reason not to approve this request. He reported that Lester Rydeen had also expressed his approval of this request.

Magner moved, seconded by Dupre, that the Commission recommend that the Town Board approve the request for variance given the applicants are acting in a reasonable manner, did not alter the essential character of the property, and the impact of housing 3 horses on the property to the south is minimal, with following conditions:

1. The proposed construction shall adhere to the submitted plans.
2. The applicant shall receive all necessary permits.
3. The applicant shall seek approval from Washington County, if necessary. All approved.

Hearing no further business, Arnason moved, seconded by Dupre, to adjourn. All approved.

Respectfully submitted,

Linda L. Klein  
Town Clerk