

# **Pipestone County Board of Adjustments**

## **Variance Public Hearing Minutes**

Monday, January 13, 2025

Board members present:, Travis Dethlefs, Dan Miller, and Tom Bobendrier

Absent: Curt Johnson

Others present: Dave Hulstein, Donna Hulstein, Marilyn Hulstein, Steve Warner, Cal Hulstein, Eric Grenon, Kyle Kuphal, and Kyle Krier

Miller called the meeting to order at 4:00 p.m.

Minutes of the November 18, 2024 meeting were reviewed. Motion by Dethlefs seconded by Bobendrier to approve minutes as printed, motion passed.

Miller then opened the public hearing on the request by Dave Hulstein to construct a 50' x 140' shop less than the required 20-foot setback side yard setback. The proposed site is located in the Southwest Quarter of Section 27, Osborne Township (T-105-N and R-44-W) Pipestone County.

Dave Hulstein explained that his plans are to move an existing shed that is there to it's new location which is just to the NW. There is an existing building there which was built on the property line, this shop will be located just to the south of the existing with the east wall lining up so the new building is proposed to be 4' off of the property line. Dethlefs asked what type of building this is. It is a steel building that will be placed on a 4' concrete footing. We also plan to put up a woven fence on the property line with sleeves to improve neighbors view of looking at the back side of building. Currently many things get placed along property line so putting building there will eliminate store of material back there. Dethlefs asked if the neighbor has been informed. Dave said his son Travis has talked to him about the building. This building will be about 30 south of existing shed to allow for overhead door to be utilized.

Miller then asked if there were any other comments, hearing none the public hearing was closed at 4:09.

Following Discussion, Motion was made by Bobendrier to approve variance as presented with the condition that a fence be installed on back side of shop, Dethlefs seconded the motion. Motion passed

Miller then opened the public hearing on the request by Eocycle requesting to be less than the required property line setback requirement of 1.1 times the total vertical height of wind towers on the following properties. Perry Bootsma, Southeast quarter of section 7, Burke Township (T-106-N, R-44-W) Pipestone County. Hord Farms Holdings, LLP, Northeast quarter of section 9, Gray Township (T-106-N, R-45-W) Pipestone County. Hord Farms Holdings, LLP, Northeast quarter of section 19, Fountain Prairie Township (T-108-N, R-45-W) Pipestone County. Hord Farms Holdings, LLP, Southwest quarter of section 20, Eden Township (T-105-N, R-46-W) Pipestone County. Hord Farms Holdings, LLP, Northwest quarter of section 13, Buke Township (T-106-N, R-44-W) Pipestone County. Hord Farms Holdings, LLP, Northwest quarter of section 6, Grange Township (T-107-N, R-45-W) Pipestone County.

Krier explained that there are six variances for wind towers being requested, we will do these together, but each site will need to be looked at specifically for action, however all of them being very similar it would be best to take summary information for all as one.

Eric Grenon explained that he is proposing to wind towers mostly on Hord Farms properties which are small parcels and do not meet the property line setback requirements. These wind towers will be owned by landowner but installed by his company to ensure proper installation. Towers are 104' tall and generate 25kw. Miller then asked if there were any comments from the public. Steve Warner who owns surrounding property at the Grange 6 location. He no objections about the turbine but has talked with Hord and requested tower be relocated to the south of the west barn as long as anything in the ground is at least 3' deep. Discussion of base took place; concrete base is an x style base 24 x 214 with one run being underground and the other above ground about 3'. The tower sits in the middle and has electric boxes on one side while other side is open for tower to be tilted down. There is about 40' available south of the barn so plenty of room for base, board felt that a minimum distance of 5' from property lines should be maintained for base installations

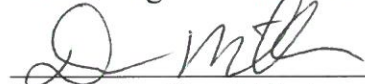
The board then reviewed each of the remaining sites. Krier informed the board that he did receive a letter of opposition from RWE which was provided and read to the board. Grenon responded saying that he understands their concerns but these small turbines are much different than the large ones. There were no other comments from the public on the other proposed sites.

Miller then asked if there were any other comments, hearing none the public hearing was closed at 4:45.

Following Discussion, Motion was made by Dethlefs to approve the variance as presented with the condition that a minimum base setback of 5' from property lines be met, Bobendrier seconded the motion. Motion passed

Election of officers: Motion by Bobendrier that officers remain the same as last year (Johnson Chair, Miller Vic), Dethlefs seconded the motion . Motion passed

There being no further business the meeting was adjourned at 5:00 p.m.



Dan Miller, Board Chairman



Kyle Krier, Pipestone County Zoning Administrator