



STEELE COUNTY BOARD OF ADJUSTMENTS MINUTES

Steele County Board Room - 630 Florence Avenue -
Owatonna, MN 55060

Steele County's Mission:
Driven to deliver quality services in a respectful and fiscally responsible way.

TUESDAY, FEBRUARY 3, 2026 at 7:00 PM - Steele County Boardroom

Agenda

1. Call to Order

The meeting was called to order by Chair Schmidt at 7:00 pm. Members present were Schmidt, Ulrich, Jaster, Hansen, Cole and staff member Brooks.

2. Pledge of Allegiance
3. Approve Agenda

Motion by Ulrich, second by Jaster to approve the agenda. Motion passed.

4. Approve January 6, 2026 Board of Adjustment Minutes

Motion by Hansen, second by Ulrich to approve the January 6th, 2026, minutes as printed. Motion passed 5 to 0.

Public Hearing

5. Variance #675 Hager (Front Yard Set Back)

This hearing is to consider a variance request from Robert Hager to reconstruct a residence approximately 1867 feet from the center of Hwy 218. The property is located in the NW corner of SW 1/4, NE 1/4, Section 36, Owatonna Township. The property address is 4096 Highway 218, Owatonna.

Questions & Comments by board members:
Schmidt had some concerns about the septic.

Owner, Hager will be replacing the septic.

Ulrich — Will you be living in the old house while the other is being built?

Hager- No

The public hearing was opened.

As there were no other comments, the public hearing was closed.

The board reviewed the criteria for considering variance request #(675)

1. Is the variance in harmony with the intent of the comprehensive plan and ordinance? *All members felt the request met the intent of the comprehensive plan and ordinance.*
2. Is the property owner proposing to use the property in a reasonable manner? *All members felt the property owner was using the property in a reasonable manner.*
3. The plight of the applicant is due to circumstances unique to the property. *All members felt the uniqueness of the property contributed to the plight of the applicant.*
4. Was the plight of the landowner created by someone other than the landowner? *All members felt the circumstances were created by someone other than the landowner.*
5. The variance will not alter the essential character of the locality. *All members felt the character of the locality would remain the same.*
6. Economic considerations alone are not the only practical difficulty. *All members agreed economics were not the reason for the request.*

Motion by Jaster, second by Hansen, to approve variance request #(675) based upon the findings of the board. Motion passed, 5 to 0.

Adjourn

Motion by Ulrich, seconded by Jaster to adjourn. Motion passed. Meeting adjourned at 7:10 PM