

**BLUE EARTH COUNTY**

**Planning and Zoning**

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PLANNING COMMISSION

City Hall

Office of Community Development

PLANNING DIRECTOR

City Hall

Community Development

April 16, 1985

State Legislative Library  
Attn: Zona Dewitt  
Room 111, State Capitol  
St. Paul, MN 55155

Dear Ms. Dewitt:

Enclosed are two Biennial Reports from Project Riverbend of the 1983-1984 biennium.

Sincerely,



James Harberts  
Planning Director

JH/dbb

Enclosure

NOT FILMED

PROJECT RIVERBEND BIENNIAL REPORT  
LEGISLATIVE BIENNIUM 1983-1984

During the years of 1983-1984, the Project Riverbend Board was requested to review the granting of a variance by the Brown County Board of Adjustments. The Board found that there was sufficient hardship and certified granting of the variance. No other actions requiring review and certification were before the Board.

The Board met a total of two times during the two year period. The first meeting was held to elect a chairperson and establish a rotating system of administration of the Riverbend Project area (administration rotates by county alphabetical standing). The County Board representative from the county having the administrative duties, assumes the Board Chairmanship for that year. The administrative year runs from the time of the annual meeting (February) to the next annual meeting. The second meeting of the Board was the 1984 annual meeting at which time the Board certified the variance granted by Brown County.

Zoning Administrators in the five counties involved in Project Riverbend have indicated that very little activity has occurred within the Project area in their respective county. Brown County reported the most activity with approval of one conditional use permit from a mobile home and various permits for homes and accessory uses permitted by the Riverbend Ordinance.

The limited amount of required action by the Board indicates that the Project Riverbend land use plan and zoning regulations are working. There have been no conflicts created because of the land use plan and regulations; which is interpreted as an acceptance of the plan and regulations by the public. The result of this acceptance is a perception that Project Riverbend is a successful document for the protection and enhancement of the qualities of the Minnesota River. Based on such perception, there would be no justification to make any changes at this time.