



**LE SUEUR COUNTY PLANNING AND ZONING
BOARD OF ADJUSTMENT
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
(507) 357-8538**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD

DATE: JANUARY 21, 2016

TIME: 3:00 PM

PLACE: ENVIRONMENTAL SERVICES BUILDING, 515 SOUTH MAPLE AVE, LE CENTER, MN

PURPOSE: To hear testimony from interested parties and consider Variance Applications as provided by the Zoning Ordinance of Le Sueur County as described below:

ITEM #1 Le Sueur County Board of Adjustment Notice of Public Hearing

ITEM #2 Board of Adjustment Agenda

ITEM #3 Seppmann/Frankenberry Packet

ITEM #4 Borchardt Packet

ITEM #5 Approved 01-21-16 Meeting Minutes

INFORMATION AVAILABLE FOR REVIEW AT THE ENVIRONMENTAL SERVICES DEPARTMENT
APPLICANT OR REPRESENTATIVE MUST BE PRESENT IN ORDER FOR THE APPLICATION TO BE HEARD.
ONSITE VISIT WILL BE MADE BY THE BOARD OF ADJUSTMENT January 21, 2016.

KATHY BROCKWAY, LE SUEUR COUNTY PLANNING & ZONING ADMINISTRATOR



Le Sueur County, MN

Thursday, January 21, 2016

Regular Session

Item 1

Le Sueur County Board of Adjustment Notice of Public Hearing

Staff Contact: Kathy Brockway or Michelle Mettler

LE SUEUR COUNTY PLANNING AND ZONING
BOARD OF ADJUSTMENT
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
(507) 357-8538

TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD

DATE: JANUARY 21, 2016

TIME: 3:00 PM

PLACE: Le Sueur County Environmental Services, 515 South Maple Ave, Le Center, MN.

PURPOSE: To hear testimony from interested parties and consider Variance and Appeal Applications, as provided by the Zoning Ordinance of Le Sueur County, as described below.

Applications are available for review at the Environmental Services Building during normal business hours and on the website on or after **JANUARY 12, 2016**.

ITEM #1: JADD SEPPMANN & SONS, MANKATO, MN, (APPLICANT); DON FRANKENBERRY, MADISON LAKE, MN, (OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a holding tank 1 foot from the dwelling, 8 feet from the property line, 45 feet from the Ordinary High Water Level (OHWL) in a Recreational Residential "RR" District, on a Recreational Development Lake, Lake Jefferson. Property is located at Lot 14, Indian Meadows Subdivision, Section 2, Washington Township. **VARIANCE IS FOR DWELLING, PROPERTY LINE, AND OHWL SETBACKS.**

ITEM #2: DORIS BORCHARDT, CLEVELAND, MN, (APPLICANT/OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a septic tank 4 feet from the dwelling, 64 feet from the Ordinary High Water Level (OHWL), and 9 feet from the south property line; construct a septic drainfield 14 feet from the attached garage, 17 feet from the dwelling, 53 feet from the OHWL, and 16 feet from the neighbor's deck in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Jefferson. Property is located at Lot 15 & 16, Cape Horn Subdivision, Section 1, Cleveland Township. **VARIANCE IS FOR DWELLING, PROPERTY LINE, OHWL SETBACKS.**

APPLICANT OR REPRESENTATIVE MUST BE PRESENT IN ORDER FOR THE APPLICATION TO BE HEARD.
ONSITE VISIT WILL BE MADE BY THE BOARD OF ADJUSTMENT January 21, 2016

KATHY BROCKWAY, LE SUEUR COUNTY PLANNING & ZONING ADMINISTRATOR
MICHELLE R. METTLER, ASSISTANT PLANNING & ZONING ADMINISTRATOR



Le Sueur County, MN

Thursday, January 21, 2016

Regular Session

Item 1

Board of Adjustment Agenda

Staff Contact: Kathy Brockway or Michelle Mettler

LE SUEUR COUNTY BOARD OF ADJUSTMENT

Le Sueur County Environmental Services, 515 South Maple Ave, Le Center, MN.

MEETING AGENDA

Meeting Date: January 21, 2016

Meeting Time: 3:00 pm

Onsite Date: January 21, 2016

Onsite Time: 1:30 pm

ITEM #1: Seppmann/Frankenberry

ITEM #2: Borchardt

Discussion Items: Minutes

ADJOURN

Board of Adjustment Hearing Procedure: The Chairman calls the meeting to order, then calls the item to be heard and asks the Applicant or representative present to come to the podium to answer any questions or present any comments. The Chairman opens the meeting to the public. Each speaker comes to the podium and states their name for the record prior to making a statement or posing a question. All questions or comments are to be directed to the board, not the applicant. After the public comments the Board of Adjustment publicly discusses the information and reviews the findings before making a motion. All meetings are recorded.



Le Sueur County, MN

Thursday, January 21, 2016

Regular Session

Item 1

Seppmann/Frankenberry Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT: Jadd Seppmann & Sons
OWNER: Don Frankenberry
911 ADDRESS: 26880 Sioux Trail, Madison Lake MN
VARIANCE REQUEST: To allow the applicant to install a holding tank 1 foot from the dwelling, 8 feet from the property line, and 45 feet from the OHWL.
VARIANCE NUMBER: 15240
PARCEL NUMBER: 13.490.0120

SITE INFORMATION

LOCATION: Lot 14, Indian Meadows Subdivision, Section 2, Washington Township
ZONING & PURPOSE: Recreational Residential

The intent of the **Recreational Residential (RR) District** is to preserve areas which have natural characteristics suitable for both passive and active recreational usage. Also, it is the intent of this district to manage areas suitable for residential development of varying types, including permanent and seasonal housing. Some non-residential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

GENERAL SITE DESCRIPTION: Shoreland, residential
ACCESS: Existing access off Sioux Trail
LAKE: Jefferson, Recreational Development lake

Recreational Development Lake - Lakes that usually have between sixty (60) and two hundred twenty five (225) acres of water per mile of shoreline, between three (3) and twenty five (25) dwellings per mile of shoreline, and are more than fifteen (15) feet deep.

RFPE: NA.

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact,

STAFF FINDINGS

Staff findings per Le Sueur County Ordinance, the following findings have been developed for this request:

1. <u>Variance:</u>	<u>Request:</u>	<u>Required:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. Septic tank to structure:	1 foot	10 feet	Section 17, Subdiv. 4.D.1.b.	17-9
b. Septic tank to property line:	8 feet	10 feet	Section 17 Subdiv. 4.D.2.	17-9
c. Septic tank to OHWL:	45 feet	75 feet	Section 17, Subdiv.. 4.D.5.b.3.	17-9
2. Refer to DNR Guidance Letters:				
a. The Role of the Variances in Shoreland Management Ordinances				pg. 9

Page 1 of 2

3. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
4. A Variance may be granted only where the strict enforcement of the official controls will result in a **practical difficulty**.
5. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
6. A determination that a practical difficulty exists upon the consideration of the **findings of fact**.

CONSIDERATIONS

1. The following shall be considered at the hearing:
 - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - b. The granting of the application will not be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
 - c. Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.

CONDITIONS

1. In granting any Variance, the Board of Adjustment may designate such conditions in connection that will secure substantially the objectives of the Ordinance, regulation or provision to which the application is granted.
2. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.
3. *If approved*, construction must be completed prior to the Variance expiration, Section 22; Subdivision 7.
4. *If approved*, a **zoning permit** must be purchased prior to starting construction, Section 26.
5. **Extension** must be requested 30 days prior to Variance expiration, Section 22; Subdivision 7.

VARIANCE FINDINGS OF FACT

Name of Applicant: Jadd Seppmann & Sons

Variance # 15240

Variance Request: To allow the applicant to install a holding tank 1' from the single family dwelling, 8' from the property line and 45' from the ordinary high water level.

- A. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.
- B. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.
- C. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- D. It is the responsibility of the applicant / landowner to prove evidence that a practical difficulty exists.
- E. A determination that a practical difficulty exists upon the consideration of the following criteria.

Y N 1. Does the property owner propose to use the property in reasonable manner?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Y N 2. Is the alleged practical difficulty unique to the property?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Y N 3. Were the circumstances causing the practical difficulty created by someone other than the applicant / landowner?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Y N 4. Will the issuance of the Variance maintain the essential character of the locality?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Y N 5. Does the alleged practical difficulty involve more than economic considerations?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

F. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls.

Y N 6. Is the Variance consistent with and supported by the statement of purposes, policies, goal and objectives in the Ordinance?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Y N 7. Is the Variance consistent with the Comprehensive Plan?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G. IF ALL THE ANSWERS ARE "YES", THE CRITERIA FOR GRANTING THE VARIANCE HAVE BEEN MET.

() APPROVED

() DENIED

CONDITIONS: _____

Applicant response to conditions:

Agree ()

Disagree ()

Reasons: _____

Board of Adjustment Chairman

Date

Le Sueur County



Variance Application

I. Applicant:

Name Jacob Seppmann & Sons
Mailing Address 154043 State Hwy 68
City Mankato State MN Zip 56001
Phone # 507-625-4306 Phone # _____

II. Land Owner (s), if different from above:

Name Don Frankenberg
Property Address 26880 Sioux Trail
City Madison Lake State MN Zip 56063
Phone # 1-507-676-3545 Phone # _____

III. Parcel Information:

Parcel Number 13,490.0120 KB Parcel Acreage _____
Legal Description-Full legal description must be attached (not from tax statement)

IV. Variance Request:

to install Holding tank closer than 75' from the OHW
lake 1' from deck 8' from side yd
property line

V. Township Notification: Township must be notified of proposed request prior to application.

Washington Township notified on 9-18-15
(Township Name) (Date)

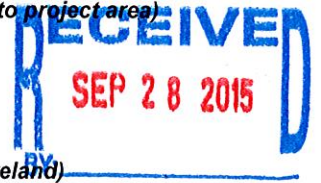
Board Member Gregory Davis regarding the proposed request.
(Name)

VI. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Ten (10) copies must be submitted, if in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents if available.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person by the applicant and/or landowner no later than 12 P.M. on the date of application deadline. **Appointment is necessary.**
- All required information must be correct and submitted **at the time of application**, or the application will not be accepted.
- Applications **will not** be accepted by mail.

VII. Site Plan-must be a survey and shall include but not limited to the following:

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Easements
- Access
- Impervious Surface -- Itemized current & proposed with total percentages *(If in Shoreland)*
- Location of significant trees to be removed *(If in Shoreland)*
- Note how disturbed areas will be restored *(If in Shoreland)*
- Landscape, screening and buffering *(If applicable)*
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Existing structures *(within and adjacent to project area)*
- Proposed Structures
- Lot Dimensions
- Septic System
- Well



Building site shall be physically staked by the surveyor or the application will be tabled.

VIII. Attachments shall include but not limited to:

- ☐ a. Site Plan-**survey**
- ☐ b. Full legal description
- ☐ c. Access approval
- ☐ d. Surveyor Certification
- ☐ e. Floor plans and/or blue prints *(For structures)*
- ☐ f. Septic System Compliance Inspection
- ☐ g. Erosion control plan
- ☐ h. Written Detail of Variance

IX. Fee: Must be paid at the time of application.

Variance: \$ 600
Filing Fee: \$ 46

After-The-Fact meeting fees are doubled.

Additional Fees:

Special Meeting: \$1,200
After-The-Fact Penalty: \$1,500 OR 10% of the improvement, whichever is greater.

X. Procedure:

The Board of Adjustment shall hold a public hearing on the proposed Variance at a regularly scheduled Board of Adjustment meeting.

The Board of Adjustment has the authority to determine Variance approval or denial.

The Planning & Zoning Administrator shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.

A zoning permit is required prior to starting construction; however zoning permits will not be available the day of the Board of Adjustment meeting.

XI. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.

A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.

It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.

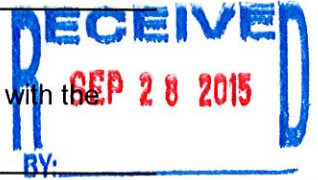
A determination that a practical difficulty exists upon the consideration of the following criteria:

1. Describe how the Variance request is reasonable compared to the ordinance requirements being varied from.

up date holding tank - can not meet
set back requirements

2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?

lots are too small



3. Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.

need to be 50' from well -
county required update

4. How will the request maintain the essential character of the locality?

nothing will change - all lots have
small cabins

5. Does the alleged practical difficulty involve more than economic considerations?

No

6. Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?

septic upgrade - can only install holding
tank

7. Describe how the request is consistent with the Comprehensive Land Use Plan.

up grading septic - County required

8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.

has water well in corner of lot - has
only room for holding tank

9. Explain why this request is the minimum variance amount to afford relief.

have to stay 50' from well - that force
holding tank toward lake - not enough room
between property line & cabin or deck

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

[Signature]
Applicant signature

9-18-15
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

X [Signature]
Land Owner signature

9-28-15
Date

OFFICE USE ONLY

Date received 9/28/15 Present Zoning Classification RR Feedlot within 500' 1000' N
Meeting date 12/17/15 Lake Classification RD Erosion Control Plan Y N
* 60 Day 11/29/15 Lake Jefferson Water courses Y N
FEMA Panel # 270700270 Flood Zone X outside Bluff Y N

☒ Surveyor Certificate

☐ Ordinance

☒ Septic

CI / DESIGN

☒ Site Plan -survey

☐ Access approval

☒ Fee \$ 476

ATF / SPEC MTG

☒ Full legal

☐ Blue Prints

☐ Other

☐ Application complete

☒ Written Detail of Var

K. Brockway
Planning & Zoning Department Signature

9/28/15
Date

15240
Permit #

04-15-13

* attached 60-day waiver



September 28, 2015

To whom it may concern:

I am needing to file for a variance for a replacement of my holding tank. LeSueur County had requested a Compliance Inspection. The Compliance failed my holding tank so I am replacing my holding tank and a variance is needed because I do not meet all the set backs.

Thank you,

Donald H. Frankenburg, Jr. 9/28/15
Charlotte Frankenburg 9-28-15



LEGEND

- | | |
|-----------|---|
| ● | INDICATES FOUND
IRON MONUMENT |
| ○ | INDICATES 1/2" DIA. 18"
LONG SOLID IRON MONUMENT
SET WITH PLASTIC CAP
MARKED PRAIRIE, LS 41820 |
| ⌘ | SEPTIC CORNER FLAG PLACED BY
JADD SEPPMANN & SONS |



Area Computation

Total Property Area 6474 SqFT
(25% Impervious Coverage Allowed)
6474 x 25%= 1618.5 SqFt

Existing Impervious Surface

House:	676	SqFt
Boat House:	150	SqFt
Deck:	526	SqFt
<u>Gravel Drive:</u>	<u>259</u>	<u>SqFt</u>
Impervious:	1611	SqFt

1611 / 6474 = 24.9% Coverage

Building Setback

10' Side Setback
65' Front Setback
100' Rear from OHWL

Note Building setback are not mapped because current lot is Nonconforming (front and rear setback overlap each other.)

Existing Legal Description

Recorded Deed Doc. NO 268572

Lot 14, INDIAN MEADOWS, being part and portion of Government Lot 4 and Lot 5, of Section 2, Township 109 North, Range 25 West, Le Sueur County, Minnesota.

Note:

Proposed Septic Holding Tank will be restored to design standards or close to what currently exist. Septic design will be installed by Jadd Seppmann & Sons.

CERTIFICATE OF SURVEY

DONALD & CHARLOTTE FRANKENBERRY

26880 Sioux Trail, Madison Lake, MN 56063
Lot 14, Indian Meadows, Lake Jefferson
Washington Township, Le Sueur County, Minnesota
Record Deed Doc. No. 268572

FIELD BOOK: PLS DRAFTER: JDV
CRD FILE: 1431 Frankenberry JOB No: 15-1431
FILING: Le Sueur Co., SW/4 Section 2-109-25
REV. DATES: 09-23-2015 Prop Septic to Deck

1431 Frankenberry Survey.dwg Sep-29-2015 - 8:48 am

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

John Veroeven

DATE: 09-29-2015

LICENSE NO. 41820

Prairie Land Surveying

- Boundary
- Construction
- Subdivisions
- ALTA
- Topographic

1047 East Main Street
Mankato, MN 56001
jiveroeven@charter.net
(507) 469-5997

PrairieLandSurveying.com

Reliable, On-Time Surveys.



Le Sueur County

Surveyor Certification

I. Applicant:
Name JOHN VERVOREN

II. Land Owner (s), if different from above:
Name DONALD FRANKENBERRY
Property Address 26880 SIOUX TRAIL ~~RD~~
City MADISON LAKE State MN Zip 56063

III. Parcel Information:
Parcel Number 13.490.0120

IV. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Ten (10) copies must be submitted, if in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents if available.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person by the applicant and/or owner no later than 12 P.M. on the date of application deadline. Appointment is necessary.
- All required information must be correct and submitted at the time of application, or the application will not be accepted.
- Applications will not be accepted by mail.

V. Site Plan-must be a survey and shall include but limited to the following:

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Easements
- Access
- Impervious Surface -- Itemized current & proposed with total percentages (If in Shoreland)
- Location of significant trees to be removed (If in Shoreland)
- Note how disturbed areas will be restored (If in Shoreland)
- Landscape, screening and buffering (If applicable)
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Existing structures (within and adjacent to project area)
- Proposed Structures
- Lot Dimensions
- Septic System
- Well

Building site shall be physically staked by the surveyor or the application will be tabled.

VI. The proposed improvements have been physically staked onsite then surveyed on _____, to reflect an accurate account of current and proposed conditions of the property identified above.

VII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

John Vervoren 09/23/2015 41820
Surveyor's signature Date Lic #

OFFICE USE ONLY

Date Received

04-15-13

Planning & Zoning Department Signature

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Frankenberg
 PID: 13.490.0120
 DATE: 01-04-16
 FIRM #: 27079C0270D
 F-Zone: Xoutside
 RFPE: na
 District: Recreational
Residential



25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
19							19

0 10 20 40 60 80 Feet

Map Disclaimer

*Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation; however, a degree of error is inherent in all maps, and these maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.
 *The maps are date specific and are intended for use only at the published scale.
 *These maps should not be used for navigational, engineering, legal, or any other site-specific use.

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2013

Created By: MRM

Cadastral_Line	<all other values>
AlphaTag	
Corp Line	
County Line	
Easement Line	
Geo Twp Line	
Gov Lot	
Misc Line	
Parcel Line	
Pol Twp Line	
Railroad Centerline	
Railroad ROW	
Road Centerline	
Road ROW	
Road ROW Vac	
Section Line	
Sub Line 400	
Water	
Incorporated	
Townships	
Sections	
Parcel	



LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538



Le Sueur County, MN

Thursday, January 21, 2016

Regular Session

Item 2

Borchardt Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Doris Borchardt

911 ADDRESS: 46501 Cape Horn Rd, Cleveland

VARIANCE REQUEST: To install a septic tank 4 feet from the dwelling, 64 feet from the OHWL & 9 feet from the south property line; construct a septic drainfield 14 feet from the attached garage, 17 feet from the dwelling 53 feet from the OHWL, and 16 feet from the neighbor's deck.

VARIANCE NUMBER: 15305

PARCEL NUMBER: 01.500.0140

SITE INFORMATION

LOCATION: Lots 15 & 16, Cape Horn Subdivision, Section 1, Cleveland Township

ZONING & PURPOSE: Recreational Residential

The intent of the **Recreational Residential (RR) District** is to preserve areas which have natural characteristics suitable for both passive and active recreational usage. Also, it is the intent of this district to manage areas suitable for residential development of varying types, including permanent and seasonal housing. Some non-residential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

GENERAL SITE DESCRIPTION: Shoreland, residential

ACCESS: Existing access off Cape Horn Road

LAKE: Lake Jefferson, Recreational Development

Recreational Development Lake - Lakes that usually have between sixty (60) and two hundred twenty five (225) acres of water per mile of shoreline, between three (3) and twenty five (25) dwellings per mile of shoreline, and are more than fifteen (15) feet deep.

RFPE: na

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact,

STAFF FINDINGS

Staff findings per Le Sueur County Ordinance, the following findings have been developed for this request:

1. Variance:	Request:	Required:	Ordinance:	Page:
a. Septic tank to structure:	4 feet	10 feet	Section 17, Subdiv. 4.D.1.b.	17-9
b. Septic tank to OHWL:	64 feet	75 feet	Section 17, Subdiv. 4.D.5.b.2.	17-9
c. Septic tank to property line:	9 feet	10 feet	Section 17, Subdiv. 4.D.2.	17-9
d. Septic drainfield to attached garage:	14 feet	20 feet	Section 17, Subdiv. 4.D.1.a.	17-9
e. Septic drainfield to dwelling:	17 feet	20 feet	Section 17, Subdiv. 4.D.1.a.	17-9
f. Septic drainfield to OHWL:	53 feet	75 feet	Section 17, Subdiv. 4.D.5.b.2.	17-9
g. Septic drainfield to neighbor's deck:	16 feet	20 feet	Section 17, Subdiv. 4.D.1.a.	17-9

2. Refer to DNR Guidance Letters:

- a. The Role of the Variances in Shoreland Management Ordinances pg. 9
 - b. Non-conforming Lots of Record in Shoreland Areas pg. 19
- 3. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
 - 4. A Variance may be granted only where the strict enforcement of the official controls will result in a **practical difficulty**.
 - 5. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
 - 6. A determination that a practical difficulty exists upon the consideration of the **findings of fact**.

CONSIDERATIONS

- 1. The following shall be considered at the hearing:
 - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - b. The granting of the application will not be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
 - c. Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.

CONDITIONS

- 1. In granting any Variance, the Board of Adjustment may designate such conditions in connection that will secure substantially the objectives of the Ordinance, regulation or provision to which the application is granted.
- 2. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.
- 3. *If approved*, construction must be completed prior to the Variance expiration, Section 22; Subdivision 7.
- 4. *If approved*, a **zoning permit** must be purchased prior to starting construction, Section 26.
- 5. **Extension** must be requested 30 days prior to Variance expiration, Section 22; Subdivision 7.

VARIANCE FINDINGS OF FACT

Name of Applicant: DORIS BORCHARDT

Variance # 15305

Variance Request: TO ALLOW THE APPLICANT TO INSTALL A SEPTIC TANK 4' FROM THE DWELLING, 64' TO THE OHWL & 9 FEET TO THE S PL; CONSTRUCT A SEPTIC DRAINFIELD 14' TO ATT GAR, 17' TO THE DWELLING, 53' TO OHWL & 16' TO NEIGHBOR'S DECK.

- A. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.
- B. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.
- C. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- D. It is the responsibility of the applicant / landowner to prove evidence that a practical difficulty exists.
- E. A determination that a practical difficulty exists upon the consideration of the following criteria.

Y N 1. Does the property owner propose to use the property in reasonable manner?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Y N 2. Is the alleged practical difficulty unique to the property?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Y N 3. Were the circumstances causing the practical difficulty created by someone other than the applicant / landowner?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Y N 4. Will the issuance of the Variance maintain the essential character of the locality?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Y N 5. Does the alleged practical difficulty involve more than economic considerations?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

F. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls.

Y N 6. Is the Variance consistent with and supported by the statement of purposes, policies, goal and objectives in the Ordinance?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Y N 7. Is the Variance consistent with the Comprehensive Plan?

Explain _____

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G. IF ALL THE ANSWERS ARE "YES", THE CRITERIA FOR GRANTING THE VARIANCE HAVE BEEN MET.

() APPROVED () DENIED

CONDITIONS: _____

Applicant response to conditions:

Agree ()

Disagree ()

Reasons: _____

Board of Adjustment Chairman

Date

Le Sueur County

Variance Application

I. Applicant:

Name DORIS BORCHARDT
Mailing Address 46501 CAPE HORN
City CLEVELAND State MN Zip 56017
Phone # 507 931 6289 Phone # 515 508 9411

II. Land Owner (s), if different from above:

Name _____
Property Address _____
City _____ State _____ Zip _____
Phone # _____ Phone # _____

III. Parcel Information:

Parcel Number 01.500.0140 Parcel Acreage _____
Legal Description-Full legal description must be attached (not from tax statement) LOTS 15 AND 16 OF CAPE HORN, PART OF GOVERNMENT LOTS 2 AND 3 SECTION 1 IN TOWNSHIP 109 NORTH, RANGE 25 WEST, LE SUEUR COUNTY, MINNESOTA

IV. Variance Request: SEPTIC SYSTEM VARIANCE FOR THE FOLLOWING SETBACKS:

1. MOUND TO GARAGE 2. MOUND TO HOUSE 3. MOUND TO LAKE
4. MOUND TO NEIGHBORS DECK TO NORTH 5. SEPTIC TANK TO HOUSE
6. SEPTIC TANK TO SOUTH PROPERTY LINE 7. SEPTIC TANK TO LAKE

V. Township Notification: Township must be notified of proposed request prior to application.

CLEVELAND SOUTH Township notified on OCTOBER 8, 2015
(Township Name) (Date)

Board Member JOHN KUNTE regarding the proposed request.
(Name)

VI. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Ten (10) copies must be submitted, if in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents if available.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person by the applicant and/or landowner no later than 12 P.M. on the date of application deadline. Appointment is necessary.
- All required information must be correct and submitted at the time of application, or the application will not be accepted.
- Applications will not be accepted by mail.



VII. Site Plan-must be a survey and shall include but not limited to the following:

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Easements
- Access
- Impervious Surface -- Itemized current & proposed with total percentages *(If in Shoreland)*
- Location of significant trees to be removed *(If in Shoreland)*
- Note how disturbed areas will be restored *(If in Shoreland)*
- Landscape, screening and buffering *(If applicable)*
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Existing structures *(within and adjacent to project area)*
- Proposed Structures
- Lot Dimensions
- Septic System
- Well

Building site shall be physically staked by the surveyor or the application will be tabled.

VIII. Attachments shall include but not limited to:

- ☒ a. Site Plan-**survey**
- ☒ b. Full legal description
- ☒ c. Access approval
- ☒ d. Surveyor Certification
- ☒ e. Floor plans and/or blue prints *(For structures)*
- ☒ f. Septic System Compliance Inspection
- ☒ g. Erosion control plan
- ☐ h. Written Detail of Variance

IX. Fee: Must be paid at the time of application.

Variance: \$ 600 **After-The-Fact meeting fees are doubled.**
Filing Fee: \$ 46

Additional Fees:

Special Meeting: \$1,200
After-The-Fact Penalty: \$1,500 OR 10% of the improvement, whichever is greater.

X. Procedure:

The Board of Adjustment shall hold a public hearing on the proposed Variance at a regularly scheduled Board of Adjustment meeting.

The Board of Adjustment has the authority to determine Variance approval or denial.

The Planning & Zoning Administrator shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.

A zoning permit is required prior to starting construction; however zoning permits will not be available the day of the Board of Adjustment meeting.

XI. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.

A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.

It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.

A determination that a practical difficulty exists upon the consideration of the following criteria:



1. Describe how the Variance request is reasonable compared to the ordinance requirements being varied from.

TO BRING THE SEPTIC SYSTEM UP TO COMPLIANCE WE NEED A VARIANCE DUE TO PHYSICAL CONSTRAINTS OF THE LOT SIZE AND HOW THAT AFFECTS CONSTRUCTION OF THE NEW SYSTEM

2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?

THE LOT SIZE AND PLACEMENT OF THE STRUCTURE INHIBITS THE PLACEMENT OF A NEW SEPTIC SYSTEM IN VIRGIN SOIL TO THE PROPOSED LOCATION WHICH CONFLICTS WITH THE REQUIRED SETBACKS

3. Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.

WE ARE REQUIRED TO BRING THE SEPTIC SYSTEM UP TO TODAY'S STANDARDS BASED ON THE COUNTY AND STATES REQUIREMENTS

4. How will the request maintain the essential character of the locality?

WE WILL UPGRADE THE SEPTIC SYSTEM AND DO EVERYTHING WE CAN TO MEET THE REQUIREMENTS AND TO DECREASE THE IMPACT OF THE NEW SYSTEM ON THE ENVIRONMENT

5. Does the alleged practical difficulty involve more than economic considerations?

THIS REQUEST IS NOT BASED ON COST BUT RATHER SOLELY ON THE LACK OF ADEQUATE SETBACKS DUE TO LOT SIZE.

6. Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?

WE BELIEVE IT DOES TO THE BEST OF OUR UNDERSTANDING OF THE GOALS AND POLICIES OF LE SUEUR COUNTY LAND USE

7. Describe how the request is consistent with the Comprehensive Land Use Plan.

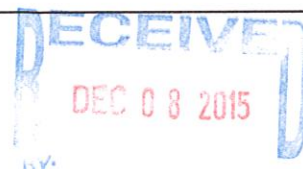
BY INSTALLING A NEW COMPLIANT SEPTIC SYSTEM WE ARE ALIGNING WITH THE STATED GOALS OF LE SUEUR COUNTY

8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.

WE ARE UP GRADING THE CURRENT NON COMPLIANT SEPTIC SYSTEM TO A NEW COMPLIANT SEPTIC SYSTEM.

9. Explain why this request is the minimum variance amount to afford relief.

THE VARIANCE REQUEST IS BASED SOLELY ON THE PHYSICAL LOT SIZE CONSTRAINTS.



XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Doris A. Borchardt
Applicant signature

12/8/15
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Doris A. Borchardt
Land Owner signature

12/8/15
Date

OFFICE USE ONLY

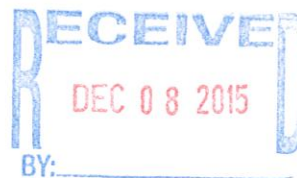
Date received 12-7-15 Present Zoning Classification RD Feedlot within 500' 1000' (N)
Meeting date 1-21-15 Lake Classification RD Erosion Control Plan (Y) (N)
60 Day 2-8-15 Lake Jefferson Water courses (Y) (N)
FEMA Panel # 27079C02700 Flood Zone Xoutside Bluff (Y) (N)
☒ Surveyor Certificate ☒ Ordinance ☒ Septic CI / DESIGN
☒ Site Plan -survey ☒ Access approval ☒ Fee \$ 646 ATF / SPEC MTG
☒ Full legal ☒ Blue Prints ☐ Other _____
☐ Application complete ☐ Written Detail of Var

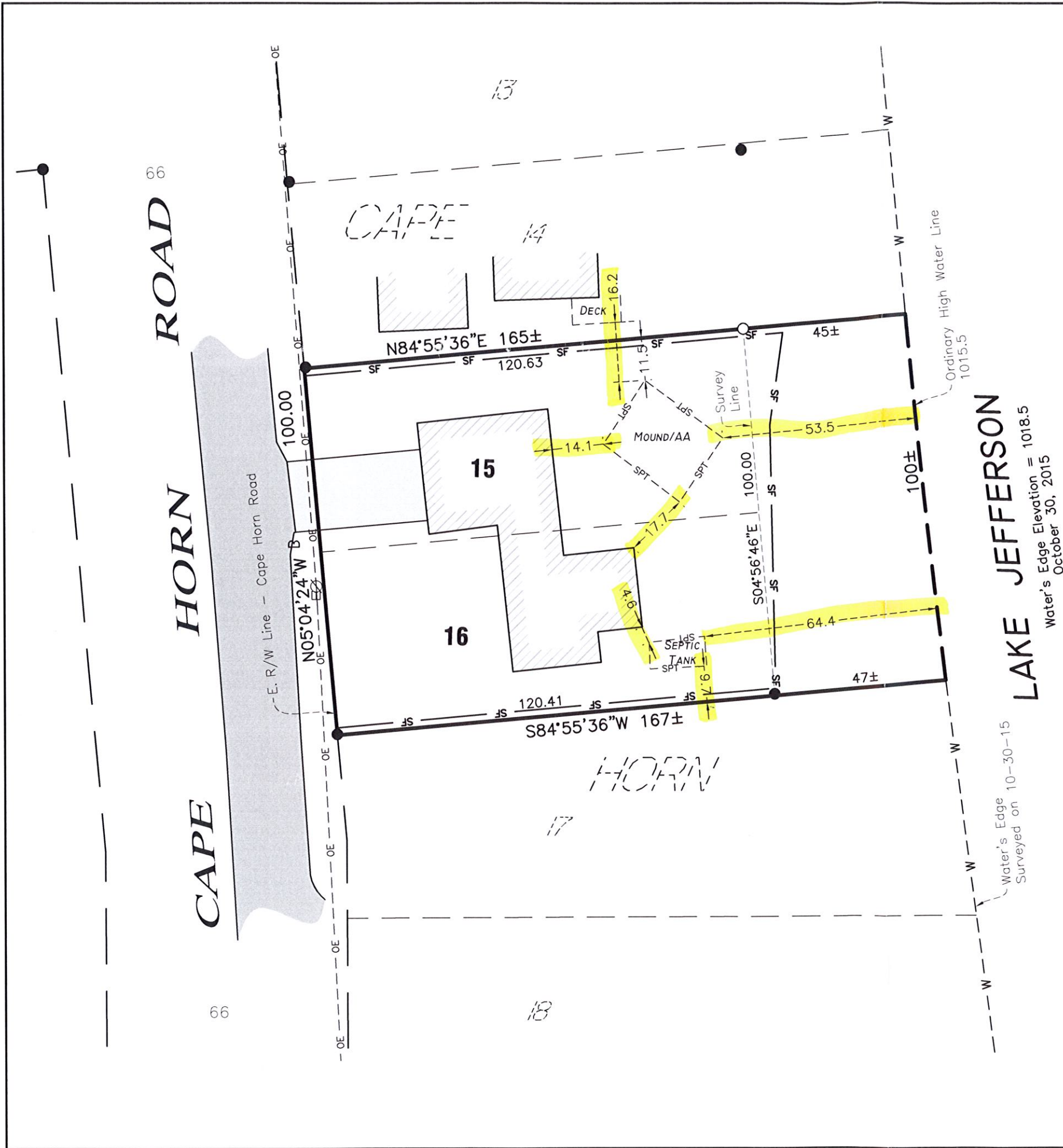
Michelle B. Mitter
Planning & Zoning Department Signature

12-8-15
Date

15305
Permit #

04-15-13





LEGAL DESCRIPTION:
(Per Doc. No. 173929)

Lots Fifteen (15) and Sixteen (16) of CAPE HORN, Part of Government Lots Two (2) and Three (3) of Section Numbered One (1) in Township Numbered One Hundred Nine (109), North, Range Numbered Twenty-five (25) West, in Le Sueur County, Minnesota.

BEARING NOTE:

The orientation of this bearing system is based on the east right-of-way line of Cape Horn Road. Said line bears North 05 degrees 04 minutes 24 seconds West.

BENCHMARK:

MnDot Monument CLEVELAND SE
Elevation - 1060.79 (NAVD88)

SETBACKS:


Front = 65 feet
Side = 10 feet
Rear = 100 feet (OHW Line)

NOTE:

This lot is considered a non-conforming lot per Le Sueur County Zoning Department.

LEGEND


- Existing Building
- Existing Bituminous Surface
- Existing Concrete Surface
- Septic Area
- Existing Overhead Electric
- Water's Edge
- Proposed Erosion Control
- Iron Monument Found
- Indictaes 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By I&S, License No. 43110
- Telephone Pedestal
- Power Pole
- Mailbox



Architecture
Engineering
Environmental
Planning

www.is-grp.com

I+S GROUP



Scale: In Feet

0 15 30

KEY PLAN

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL L. STUEBER

DATE 11/20/2015 L.C. NO. 43110

THIS DOCUMENT IS THE PROPERTY OF ISG AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

46501 CAPE HORN ROAD

Lots 15 and 16, Cape Horn
Part of Gov't Lots 2 and 3, Section
1-109-25, Le Sueur County, Minnesota

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	15-18492
FILE NAME	18492 BNDY
DRAWN BY	JW
DESIGNED BY	-
REVIEWED BY	-
ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

CERTIFICATE OF SURVEY

SHEET

1 OF 1

Le Sueur County

Surveyor Certification

I. Applicant:
Name Doris Borchardt

II. Land Owner (s), if different from above:
Name _____
Property Address 46501 CAPE HORN
City CLEVELAND State MN Zip 56017

III. Parcel Information:
Parcel Number 01.500.0140

IV. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Ten (10) copies must be submitted, if in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents if available.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person by the applicant and/or owner no later than 12 P.M. on the date of application deadline. Appointment is necessary.
- All required information must be correct and submitted at the time of application, or the application will not be accepted.
- Applications will not be accepted by mail.

V. Site Plan-must be a survey and shall include but limited to the following:

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Easements
- Access
- Impervious Surface -- Itemized current & proposed with total percentages (If in Shoreland)
- Location of significant trees to be removed (If in Shoreland)
- Note how disturbed areas will be restored (If in Shoreland)
- Landscape, screening and buffering (If applicable)
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Existing structures (within and adjacent to project area)
- Proposed Structures
- Lot Dimensions
- Septic System
- Well



Building site shall be physically staked by the surveyor or the application will be tabled.

VI. The proposed improvements have been physically staked onsite then surveyed on 10-30-15 to reflect an accurate account of current and proposed conditions of the property identified above.

VII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

[Signature]
Surveyor's signature

11-20-2015
Date

43110
Lic #

OFFICE USE ONLY

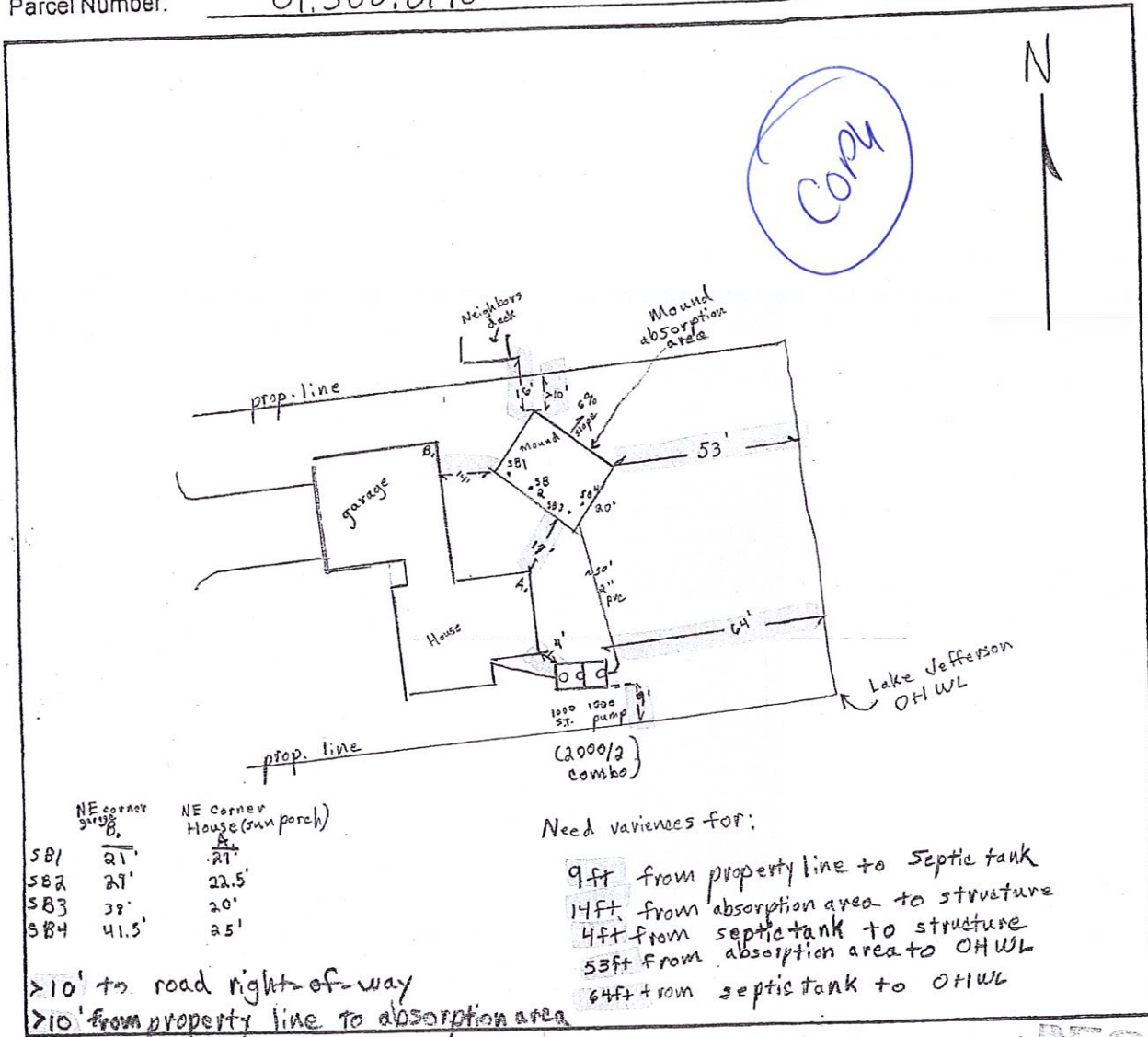
12-7-15
Date Received

mfm
Planning & Zoning Department Signature

04-15-13

1

Property Owner: Doris Bornhardt
Property Address: 46501 Cape Horn Rd. Cleveland
Parcel Number: 01.500.0140



I hereby certify as a State of Minnesota Licensed Septic Contractor that the subsurface sewage treatment system diagrammed above was designed/installed in accordance with all applicable requirements of MN Rules Chapters 7080 &/or 7081 and the Le Sueur County Zoning Ordinance. The drawing is accurate as of the date at the bottom of this form for the site identified at the top of this form. No determination of the future hydraulic performance can be made due to future water usage over the life of the system.

Septic Designer Signature:	<u>Glen Stalling</u>		
Septic Designer Company:	<u>St. Peter Well</u>		
License Number:	<u>3467</u>	Certification Number:	<u>3218</u>
		Date:	<u>11-21-15</u>

Septic Installer Signature:			
Septic Installer Company:	<u>St. Peter Well</u>		
License Number:	<u>3467</u>	Certification Number:	<u>3218</u>
		Date:	

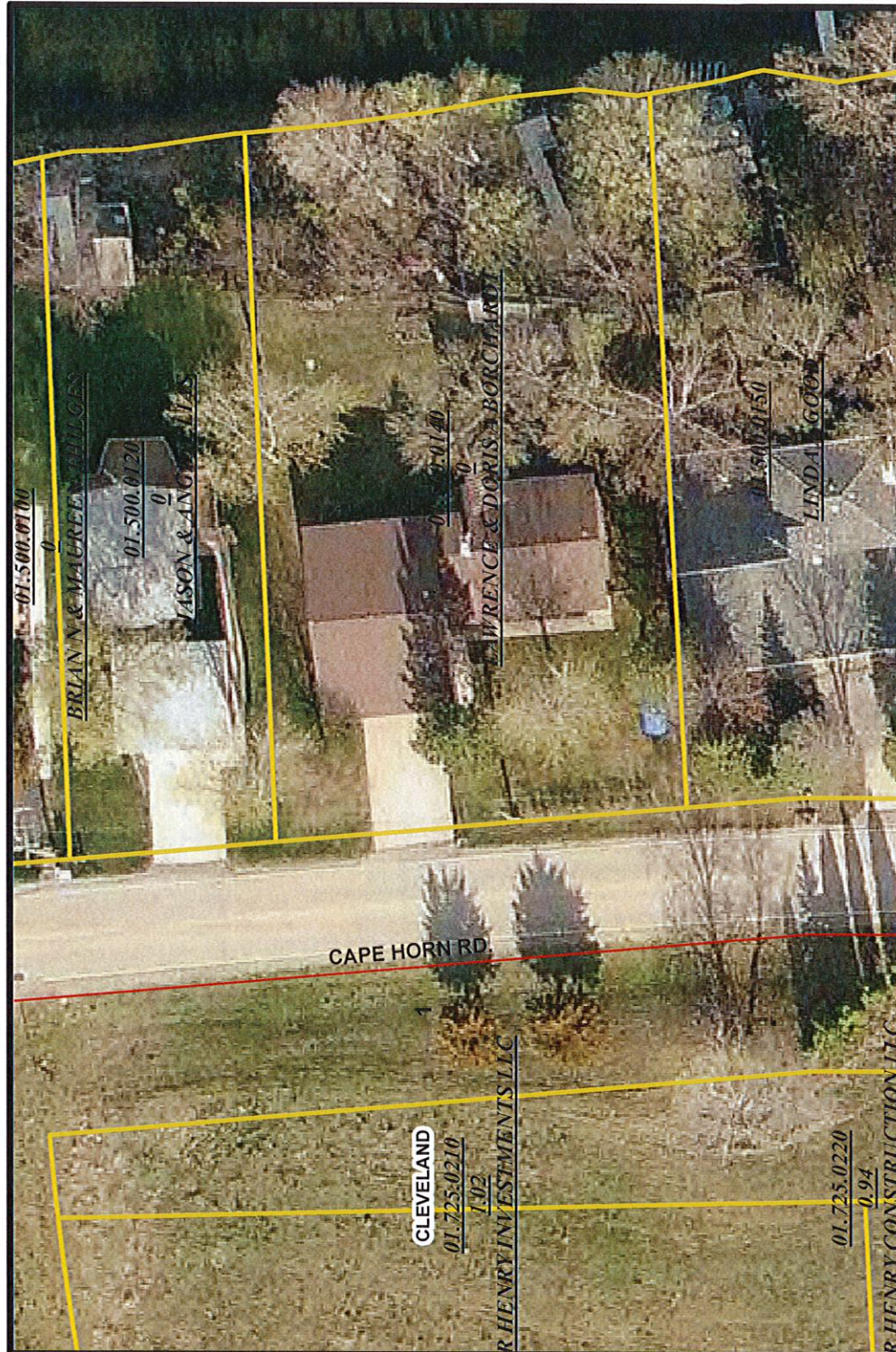
Mailing: 88 South Park Avenue
Le Center, MN 56057

Physical: 515 South Maple Avenue
Le Center MN 56057

Revised: 2/2012

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Borchardt
 PID: 01-500.0140
 DATE: 01-04-16
 FIRM #: 27079C0270D
 F-Zone: Xoutside
 RFPE: na
 District: Recreational
 Residential



20	CLEVELAND	23	24	19	20	21	22		
30	29	28	27	26	25	30	29	28	27
31	32	33	34	35	36	31	32	33	34
6	5	4	3	2	1	6	5	4	3
7	8	9	10	11	12	7	8	9	10
16	WASHINGTON	16	15	14	13	18	17	16	15
19	20	21	22	19	20	21	22	19	20



Map Disclaimer

Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation; however, a degree of error is inherent in all maps, and these maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.
 *The maps are date specific and are intended for use only at the published scale.
 *These maps should not be used for navigational, engineering, legal, or any other site-specific use.



Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2013

Created By: MRM

LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538

Roads	Road Code
US Highway	—
MN Highway	—
CSAH	—
County Road	—
Township Road	—
Municipal Street	—
Unspecified	—
Incorporated	—
Townships	—
Sections	—
Parcel	—



Le Sueur County, MN

Thursday, January 21, 2016

Regular Session

Item 1

Approved 01-21-16 Meeting Minutes

Staff Contact: Kathy Brockway or Michelle Mettler

**LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
BOARD OF ADJUSTMENT
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
January 21, 2016**

MEMBERS PRESENT: Jeanne Doheny, Jim Mladek, Francis Cummins
MEMBERS ABSENT: Colin Harris, John Wolf
OTHERS PRESENT: Kathy Brockway, Commissioner Connolly
Attendance list in file.

The meeting was called to order at 3:00 PM by chairperson, Jeanne Doheny.

ITEM #1: JADD SEPPMANN & SONS, MANKATO, MN, (APPLICANT); DON FRANKENBERRY, MADISON LAKE, MN, (OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a holding tank 1 foot from the dwelling, 8 feet from the property line, 45 feet from the Ordinary High Water Level (OHWL) in a Recreational Residential "RR" District, on a Recreational Development Lake, Lake Jefferson. Property is located at Lot 14, Indian Meadows Subdivision, Section 2, Washington Township. **VARIANCE IS FOR DWELLING, PROPERTY LINE, AND OHWL SETBACKS.**

Jadd Seppmann was present for application. Township: Email, Washington Township- No objections. DNR: No Comments. Letters submitted: none.

Discussion was held regarding: no other options on the property due to well location and lake setback.

Public Comment: none

Motion was made by Jim Mladek to approve the application as submitted. Seconded by Fritz Cummins. Motion approved. Motion carried.

ITEM #2: DORIS BORCHARDT, CLEVELAND, MN, (APPLICANT/OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a septic tank 4 feet from the dwelling, 64 feet from the Ordinary High Water Level (OHWL), and 9 feet from the south property line; construct a septic drainfield 14 feet from the attached garage, 17 feet from the dwelling, 53 feet from the OHWL, and 16 feet from the neighbor's deck in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Jefferson. Property is located at Lot 15 & 16, Cape Horn Subdivision, Section 1, Cleveland Township. **VARIANCE IS FOR DWELLING, PROPERTY LINE, OHWL SETBACKS.**

Brian Borchardt, applicant's son was present for application. Township: no comments. DNR: no comments. Letters submitted: none.

Discussion was held regarding: no other options on the property due compacted soils, community well located several properties away, required to update septic due to the County requirements for the Sewer District.

Public Comment: none

Motion was made by Jim Mladek to approve the application as requested. Seconded by Fritz Cummins. Motion approved. Motion carried.

Minutes: Additions or corrections-None. Motion to approve minutes by Fritz Cummins. Seconded by Jim Mladek. Motion approved. Motion carried.

Motion to adjourn meeting by Jim Mladek. Seconded by Fritz Cummins. Motion approved. Motion carried.

Meeting Adjourned.

Respectfully submitted,

Kathy Brockway

January 21, 2016

Approved February 18, 2016

*Tape of meeting is on file in the
Le Sueur County Environmental Services Office*