



Le Sueur County, MN

Thursday, October 20, 2016

Regular Session

Item 1

Approved October 20, 2016 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
October 20, 2016**

MEMBERS PRESENT: Colin Harris, Jeanne Doheny, Jim Mladek, John Wolf,

MEMBERS ABSENT: Francis Cummins

OTHERS PRESENT: Michelle Mettler, Commissioner Connolly

ITEM #1: ROSS & RUTH HEILMAN, MADISON LAKE, MN (APPLICANT/OWNER):
Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct an additional 227 feet to an existing 51 feet for a total of 278 lineal feet of riprap in a Recreational Residential "RR" District on a Recreational Development "RD" lake, Lake Jefferson. Property is located in Government Lot 5, Section 2, Washington Township.
VARIANCE IS FOR TOTAL LINEAL FEET OF RIPRAP.

Ruth Heilman was present for application. Township: None. DNR: None. Letters submitted: Environmental Services Resource Specialist.

Discussion was held regarding: Applicants have lived at this residence for approximately 8 years; Has had a lot of erosion; Tried many measures to control erosion; Did 51 feet of riprap last year; The 51 feet of riprap was a permitted use which didn't require a public hearing; Has DNR waters permit; Findings of Fact.

Motion was made by John Wolf to **approve** the application. Conditions: none. Seconded by Colin Harris. Motion approved.

Motion carried.

ITEM #2: MARTIN & SANDRA MOHR, NEW ULM, MN (APPLICANT/OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a dwelling addition, 2nd story dwelling addition, attached garage addition, to enlarge a non-conforming structure 63 feet from the Ordinary High Water Level (OHWL) and 7 feet from the road Right-Of-Way (ROW) and a total of 27% impervious surface in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Jefferson. Property is located at Lot 14, Wildwood Subdivision, Section 3, Washington Township. **VARIANCE IS FOR OHWL & ROAD ROW SETBACKS, ENLARGING A NON-CONFORMING STRUCTURE AND IMPERVIOUS SURFACE.**

Martin Mohr was present for application. Township: None. DNR: None. Letters submitted: Joshua Mankowski, Environmental Services Resource Specialist.

Discussion was held regarding: Purchased the lot this summer; Plan to control runoff and reduce impervious surface; Construction plan is to fix problems with the structure that has a flat roof, there is wood planking all over the place adding to impervious surface; Plan to remove porch and deck and add on, change roof line, add 2nd story that can be supported by the basement; Connect garage to house with a breezeway; Is a short garage want to add extension to garage; 6 feet from garage to house and 6 feet addition to garage toward road; Wall between garage and breezeway to stay; Tie in roofline to control roof runoff; Garage 28 feet deep with proposal; No other structures next to this lot has 2nd story-tall structure may not fit in; Talked to a neighbor-they had concern regarding the repairs that the structure doesn't go closer toward the lake; Concerns with the closeness to the road Right-Of-Way (ROW); People below the hill, one is year-round and 2 are seasonal; Mohr's plan to be seasonal; Proposed to be 3-bedroom; Peak height approximately 22 feet; Not planning on being year-round in the future; 6 feet added to garage toward road is a

hardship can't get a boat trailer in or a full size vehicle; Can't fit the boat and trailer w/tongue in garage; Suggested open wall to breezeway to get increased room in garage; Suggested move stairway into breezeway to get more room in garage; Clarification of BOA role to make decision on what was proposed-not find better solution; Difficult for emergency services when structures are that close to the road, 7 feet; Concern with height of structure compared to neighborhood; Plan on parking outside? Can park on South side of lot, and sort of a community lot off maple lane, owner lets people park there; Plan on construction next year; Compare required setback to request is drastic difference; Concern with height with close proximity to properties.

Motion was made by John Wolf to **table** the application. Conditions: Come back with a revised plan. Seconded by Jim Mladek. Motion approved.

Motion carried.

Minutes: Additions or corrections-None. Motion to approve minutes by Jim Mladek. Seconded by John Wolf. Motion approved.

Motion carried.

Motion to adjourn meeting by Colin Harris. Seconded by John Wolf. Motion approved.

Motion carried.

Meeting Adjourned.

Respectfully submitted, Michelle R. Mettler

October 20, 2016

Approved December 15, 2016

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