



Le Sueur County, MN

Thursday, March 16, 2017

Regular Session

Item 1

Approved March 16, 2017 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
March 16, 2017**

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

OTHERS PRESENT: Kathy Brockway, Commissioner Connolly

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

ITEM #1: JIM GRABOW, MADISON LAKE, MN, (APPLICANT); TOM MCGREGOR, PRIOR LAKE, MN, (OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a shared septic tank 0 feet to the property line and 9 feet from the deck; construct a shared septic drainfield 15 feet and 17 feet from the dwellings, 0 feet from the road Right-Of-Way (ROW) and 0 feet from the property line in an Recreational Residential "RR" district on a Recreational Development "RD" lake, Lake Jefferson . Property is located at Lots 2 & 3 Krenik's Subdivision, Section 2, Washington Township. **VARIANCE IS FOR PROPERTY LINE, DWELLING AND ROAD ROW SETBACKS.**

Drew Seppman, Seppman & Sons (septic contractor) representing the applicants was present for application. Township: Notified through the application process. DNR: None. Letters submitted: None.

PUBLIC COMMENT: None.

Discussion was held regarding: property is within the German-Jefferson Sewer District, must be in compliance by December 31, 2017, has worked with the property owners for about a year trying to figure out the best options for placement of a shared system, no other options available.

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

ITEM #2: RICHARD & PAMELA BRAAM, 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 attached garage 25 feet from the road Right-Of-Way (ROW); install a septic tank 2 feet from the deck and 8 feet from the dwelling; construct a septic drainfield 10 feet from the deck, 16 feet from the dwelling, 1 foot from the road ROW and 2 feet from the proposed attached garage in a Recreational Residential "RR" District on a Recreational Development "RD" lake, Lake Jefferson . Property is located at Lot 5, Krenik's Subdivision, Section 2, Washington Township. **VARIANCE IS FOR ROAD ROW, PROPERTY LINE AND DWELLING SETBACKS.**

Drew Seppman, Seppman & Sons (septic contractor) representing the applicants was present for application to discuss the septic portion of the request. Richard Braam, applicant was present to discuss the request for the garage. Township: Notified through the application process. DNR: None. Letters submitted: None.

PUBLIC COMMENT: None

Discussion was held regarding: property is within the German-Jefferson Sewer District, must be in compliance by December 31, 2017, has worked with the property owners for about a year trying to figure out the best options for placement of a shared system, no other options available, relocate the water line serving the property, location of proposed septic does not affect the location of the septic, garage to be constructed over the existing driveway, currently has a single car garage, need for storage.

Motion was made by Colin Harris to approve the request for the septic system. Seconded by John Wolf. Motion was made by John Wolf to approve the request for the garage. Seconded by Jim Mladek. Motion approved. Motion carried.

ITEM #3: MARK VOLKENANT & DEBORAH NOVAK, CLEVELAND, MN, (APPLICANT/OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the expansion of a nonconforming structure, construction an addition within the bluff and shore impact zones, 0' to the bluff and 66 feet to the Ordinary High Water Level (OHWL); create impervious surface within the shore impact zone in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Jefferson. Property is located at Lot 4, Block 3, Tomahawk Point 2nd Addition, Section 3, Cleveland Township. **VARIANCE IS FOR EXPANSION OF A NONCONFORMING STRUCTURE, STRUCTURE IN THE BLUFF IMPACT ZONE, CREATING IMPERVIOUS SURFACE WITHIN THE SHORE IMPACT ZONE, OHWL AND BLUFF SETBACKS.**

Mark Volkenant and Deborah Novak were present for application. Township: Notified through the application process. DNR: None. Letters submitted: Joshua Mankowski, LSC Resource Specialist (see file).

Public Comment: None

Discussion was held regarding: converting the cabin to a year round single family dwelling, purchased the property as it has been vacant and neglected, cabin has not been updated since the 70's, cleaning up the property, building a modest home in order to continue to enjoy the lake with their growing family, tree replacement plan, will meet or exceed the ordinance requirement for tree replacement, will be part of the newly formed West Jefferson Sewer District, will have municipal sewer system with the City of Cleveland, working with Bolton and Menk Engineering, grading, filling and excavating with the bluff will require a conditional use permit, construction proposed for Spring will move in sometime in the Fall of 2017 if all approved, will be utilizing the existing foundation walls to the East and South, therefore not going any closer to the bluff than already existing, Board of Adjustment members commended the applicants for the complete application that was presented.

Motion was made by John Wolf to approve the application as requested for the construction of the dwelling with conditions as stated by Joshua Mankowski. Seconded by Colin Harris. Motion approved. Motion carried.

Motion was made by Colin Harris to approve the application pertaining to impervious surface within the shore impact zone with conditions as stated by Joshua Mankowski. Seconded by Fritz Cummins. Motion approved. Motion carried.

Minutes: Additions or corrections-None. Motion to approve the December 15th, 2016 minutes by Jim Mladek. Seconded by Fritz Cummins. Motion approved. Motion carried.

Motion to adjourn meeting by John Wolf. Seconded by Fritz Cummins. Motion approved. Motion carried.

Meeting Adjourned.

Respectfully submitted,
Kathy Brockway

March 16, 2017

Approved April 20, 2017

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