



Le Sueur County, MN

Thursday, April 20, 2017

Regular Session

Item 1

Approved April 20, 2017 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
April 20, 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: LINDA GOOD, CLEVELAND, MN (APPLICANT\OWNER): Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a septic tank 0 feet from the deck and 68 feet from the Ordinary High Water Level (OHWL); install a pump tank 4 feet from the deck and 62 feet from the OHWL; construct the septic drainfield 1 foot from the dwelling, 2 feet from the property line, 50 feet from the OHWL and 2 feet from the deck in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Jefferson. Property is located at Lot 17 & 18, Cape Horn Subdivision, Section 1, Cleveland Township. **VARIANCE IS FOR STRUCTURE, PROPERTY LINE & OHWL SETBACKS.**

Linda Good, applicant, along with John Bruender, contractor, were present for application. Township: No comments. DNR: no comments. Letters submitted: none.

Public Comment: none

Discussion was held regarding: property within the German-Jefferson Sewer District, required to update by December 31, 2017, was working with neighbors in order to install a cluster system, land deal fell through, no other options, was not in favor of the pipe, heard stories of draining the lake due to a community pipe in White Bear Lake.

Motion was made by John Wolf to approve the application as she has no other options available. Seconded by Fritz Cummins. Motion approved. Motion carried.

ITEM #2: RICHARD LOOD, RICHFIELD, MN (APPLICANT\OWNER): Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a holding tank 41 feet from the Ordinary High Water Level (OHWL) in a Recreational Residential "RR" District on a Recreational Development "RD" lake, Lake Jefferson. Property is located at Lot 13, Indian Meadows Subdivision, Section 2, Washington Township. **VARIANCE IS FOR OHWL SETBACK.**

Jadd Seppmann, Seppman and Sons, contractor, was present for application. Township: No Comments. DNR: No Comments. Letters submitted: None.

Public Comment: none

Discussion was held regarding: non-conforming lot, due to well locations no other options available.

Motion was made by Fritz Cummins to approve the application as written. Seconded by Colin Harris. Motion approved. Motion carried.

ITEM #3: CAMP FO HO CHA, CLEVELAND, MN (APPLICANT); GRAND LODGE OF MN IOOF, WINDOM, MN (OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a septic tank 54 feet from the Ordinary High Water Level (OHWL) & 5 feet from a cabin; construct a septic drainfield 69 feet from the West OHWL and 71 feet from the East OHWL in a Special Protection "SP" District and a Flood Fringe "FF" Floodplain Overlay District on a Recreational Development "RD" lake, German Lake. Property is located in Government Lot 5 (Island), Section 5, Elysian Township. **VARIANCE IS FOR OHWL AND STRUCTURE SETBACK.**

Tony Nichols, President of the Board for Camp Fo Ho Cha was present for application. Township: no comments. DNR: none. Letters submitted: none.

Public Comment: none

Discussion was held regarding: non-compliant septic system, required to update by December 31, 2017, they hold a camp for 2-weeks a year for children between the ages of 10-12, about 40 children per week, no other options available.

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

ITEM #4: ROGER & MARY SCHEURER, KASOTA, MN (APPLICANT/OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to separate 2 contiguous non-conforming lots under the same ownership for the purposes of sale and development in an Urban/Rural Residential "R1" District. Property is located at Lots 30 & 31, Thunderbird Hills Subdivision, Section 17, Kasota Township. **VARIANCE IS FOR NON-CONFORMING LOTS.**

Roger and Mary Scheurer applicant were present for application. Township: no comments. Letters submitted: none.

Public Comment: Tom Sanger, property owner, covenants within the subdivision, no problems with their proposal.

Discussion was held regarding: history of parcel, no other variances needed in order to construct a new home on the property, adequate area available for a septic system, construct a patio home for retirement, downsizing home, platted in the 70's, ordinance changes.

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

Minutes: Additions or corrections-None. Motion to approve minutes from the March 16, 2017 meeting by Fritz Cummins. Seconded by John Wolf. Motion approved. Motion carried.

Motion to adjourn meeting by Colin Harris. Seconded by Fritz Cummins. Motion approved. Motion carried.

Meeting Adjourned.

Respectfully submitted,
Kathy Brockway
April 20, 2017

Approved May 18, 2017

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