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# **Le Sueur County, MN**

**Thursday, July 20, 2017**

**Regular Session**

## **Item 1**

**Approved July 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  
July 20, 2017**

**MEMBERS PRESENT:** Colin Harris, Jeanne Doheny, John Wolf, Francis Cummins  
**MEMBERS ABSENT:** Jim Mladek  
**OTHERS PRESENT:** Kathy Brockway

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

**ITEM #1: BRAD & TRACI KUEBLER, LAKEVILLE, MN; RELOU SCHWICHTENBERG, WATERVILLE, MN; ROBERT & LINDA JOSEPH, WATERVILLE, 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 pump tank 0 feet from the property line and construct a septic cluster drainfield 0 feet from two property lines and 11feet from an existing detached garage in a Recreational Residential “RR” District on a Recreational Development “RD” lake, German Lake . Property is located at lots 14, 15, 16, Glens Beach Subdivision, Section 4, Elysian Township. **VARIANCE IS FOR PROPERTY LINE AND STRUCTURE SETBACKS.**

Wayne James, James Brothers Construction, representing the applicants was present for the application.  
**Township:** Notified through the application process. **DNR:** No Comments. **Letters submitted:** none.

**PUBLIC COMMENT:** None.

Discussion was held regarding: property within the German-Jefferson Sewer District, current systems found to be non-compliant, no other options available for placement of individual systems without variances, working together on a cluster system to service all 3 properties, approved to bore under the road, systems within the district shall remain in a constant state of compliance per district ordinance.

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

**ITEM #2: JEROME & CARRIE BROWN, WATERVILLE, MN, (APPLICANT\OWNER):**  
Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant a total of 41.6% impervious surface in a Recreational Residential “RR” District on a Recreational Development “RD” lake, Lake Tetonka . Property is located at Lot 6, Rearrangement Raedeke Subdivision, Section 20, Waterville Township. **VARIANCE IS FOR IMPERVIOUS SURFACE.**

Carrie Brown was present for the application. **Township:** Notified through the application process. **DNR:** No comments. **Letters submitted:** Joshua Mankowski, LSC Resource Specialist (see file).

**PUBLIC COMMENT:** Dennis Woitas, adjoining landowner, no concerns with the application, improvement to the property, trying to make a safe environment for the children, daughter legally blind.

Discussion was held regarding: submitted photos to the Board of Adjustment for review, small lot, failing walls, tried to reduce the impervious surface as much as possible, discussed at length ways to reduce the impervious surface per Josh’s letter, small lot, failing walls, removing shed #2, replacing areas with grass, removing the green treated retaining walls, best reasonable use of the property, gutters around house, drains naturally away from home, stormwater control not discussed, huge investment on their property, safety hazards, staff spent 2 hours on site to discuss project, surprised at comments made, contradicting to what was said on site, after going through the findings, options were given to the applicant.

Motion was made by John Wolf to table the application in order to allow the applicant time to make changes to the applicant to reduce impervious surface. Seconded by Colin Harris. Motion approved. Motion carried.

**ITEM #3: DEAN & MARY KOPPELMAN, CLEVELAND, MN; PETER & LISA KOPPELMAN, CLEVELAND, MN, (APPLICANT/OWNER):** Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a septic drainfield 0 feet from the property line and 7 feet from an existing detached screen porch in a Recreational Residential "RR" District on a Recreational Development "RD" Lake, Lake Jefferson . Property is located in Section 35, Cleveland Township. **VARIANCE IS FOR PROPERTY LINE AND STRUCTURE SETBACKS.**

Dean Koppelman was present for application. Township: Notified through the application process. DNR: No comments. Letters submitted: none.

**PUBLIC COMMENT:** None

Discussion was held regarding: Property lies within the German-Jefferson Sewer District, best option for the property is to share a system, therefore a zero foot from the property line is necessary, systems within the district shall remain in a constant state of compliance per district ordinance.

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

**MATHEW DAVIS, MADISON LAKE, MN (APPLICANT/OWNER):**

Per court order, remand consideration of decision, findings, and reason for decision on Variance #16220, request on August 18, 2016 to construct a pool and pool house 55 feet to 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 9, Harriet Isle Subdivision, Section 4, Washington Township. **VARIANCE IS FOR OHWL SETBACKS.** Pursuant to the court's remand order, the Board's decision will be based on the existing record and the Board will articulate its ultimate decision, the reasons for its ultimate decision, with specific reference to the relevant provisions of statute and zoning ordinance and the statutory factors dealing with whatever their ultimate decision may be.

Motion by Fritz Cummins to adopt the Findings of Fact as prepared by Attorney Bayliss. Seconded by John Wolf. Jeanne Doheny directed staff to fill in the blank for pool size. Motion carried. Motion approved.

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

Meeting Adjourned.

Respectfully submitted,

Kathy Brockway  
Secretary

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