



Le Sueur County, MN

Thursday, September 21, 2017

Regular Session

Item 1

Approved 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
September 21, 2017**

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

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

ITEM #1: HELEN THELEMANN & SUE SMITH, 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 0 feet from the property line, 5 feet from the property line, and 5 feet from the structure; install a septic drainfield 5 feet from the structure, 7 feet from the road Right-Of-Way (ROW) and 0 feet from the property line in a Recreational Residential “RR” District, and a Flood Fringe “FF” Flood Plain “FP” Overlay District on a Recreational Development lake, Lake Jefferson. Property is located at Lots 6-8, Beaver Dam Plat, Section 5, Elysian Township. **VARIANCE IS FOR PROPERTY LINE, STRUCTURE, & ROAD ROW SETBACKS.**

Wayne James, James Brothers Construction was present for application. Township: Notified through the application process. DNR: no comments. Letters submitted: none.

PUBLIC COMMENT: None

Discussion was held regarding, property is within the German-Jefferson Sewer District, non-complying systems required to be updated by December 31, 2017, 3 landowners going into 1 system, no other options, small lots, recorded easements, installation early October-Mid October, remain in a constant state of compliance.

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

ITEM #2: BEVERLY THORN, NORTH MANKATO, MN, (APPLICANT\OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a holding tank 6 feet from the road Right-Of-Way (ROW) and 8 feet from the dwelling in a Recreational Residential “RR” District on a Recreational Development “RD” lake, Lake Jefferson. Property is located at Lot 30, French Addition, Section 6, Elysian Township. **VARIANCE IS FOR ROAD ROW & STRUCURE SETBACKS.**

Beverly Thorn was present for application. Township: No Comments. DNR: No Comments. Letters submitted: None.

PUBLIC COMMENT: None

Discussion was held regarding: due to lapse in use of variance, reapplied, husband passed away due to tragic farm accident, thought he was handling it, was not the intention of the family to ignore the County deadlines, very small lot, property is within the German-Jefferson Sewer District. Being the property is within the District the septic system is required to remain in a constant state of compliance.

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

ITEM #3: ROBERT HOVICK, PRIOR LAKE, MN, (APPLICANT\OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a cabin 32 feet from the road Right-Of-Way (ROW), 62 feet from the Ordinary High Water Level (OHWL), located within the bluff impact zone and total impervious surface of 30% in a Recreational Residential “RR” District on a Recreational Development lake, Lake Jefferson. Property is located at Lot

36, Tomahawk Point, Section 4, Washington Township. **VARIANCE IS FOR ROAD ROW & OHWL SETBACKS, WITHIN THE BLUFF IMPACT ZONE, AND IMPERVIOUS SURFACE.**

Robert Hovick (applicant), Dennis Woelfel (contractor) were present for application. Township: Notified through the application process. Greg Davis, Washington Township Board Member, no objections to the proposal. DNR: No Comments. Letters submitted: Joshua Mankowski, LSC Resource Specialist.

PUBLIC COMMENT: none

Discussion was held regarding: No closer to the ordinary high water level than the existing dwelling, A-frame structure, reduced impervious surface, construction to start this fall, improvement to the area.

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

ITEM #4: STAN BRUSS, MANKATO, MN, (APPLICANT); KATHRYN BRUSS, MANKATO, MN, (OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a single-family dwelling 25 feet from the road Right-Of-Way (ROW) in a Recreational Residential “RR” District on a Recreational Development “RD” lake, Lake Francis. Property is located at Lot 18, Block 1, Clarks Beach Subdivision, Section 34, Elysian Township. **VARIANCE IS FOR ROAD ROW SETBACK.**

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

PUBLIC COMMENT: None

Discussion was held regarding: purchased property over 30 years ago, building new single family dwelling, connected to the Ivans Cluster system, demolish all structures and haul off site, impervious surface less than 25%, construction outside shore impact zone, private road, remove 2-pine trees, replace with –maple trees, year round home, improvement to the area.

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

POSTPONED ITEM #5: JOSEPH MURILLA & ANGELA JAHR, EAGLE LAKE, MN, (APPLICANT); JOSEPH MURILLA, EAGLE LAKE, MN, (OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a single-family dwelling 24 feet and 33 feet from the road Right-Of-Way (ROW) in a Recreational Residential “RR” District on a Recreational Development “RD” lake, Lake Jefferson. Property is located at Lots 21 & 22, Wildwood Subdivision, Section 3, Washington Township. **VARIANCE IS FOR ROAD ROW SETBACK.**

ITEM #6: ROEMER’S BLUE MARINA CLUSTER INC, CLEVELAND, MN, (APPLICANT); BEVERLY KRAUS, CLEVELAND, MN, (OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a lift station tank 61 feet from the Ordinary High Water Level (OHWL) for the proposed Roemer’s Blue Marina Cluster and under impervious surface in a Recreational Residential “RR” District and a Flood Fringe “FF” Flood Plain “FP” Overlay District on a Recreational Development “RD” lake, Lake Jefferson . Property is located at Lots 5 & 6, Roemer’s Blue Marina, Section 31, Cordova Township. **VARIANCE IS FOR OHWL SETBACK AND UNDER IMPERVIOUS SURFACE.**

Pam Simonette, was present for application, however due to the site not being staked, a motion by Jim Mladek to table the application until Wednesday, September 27, 2017 at 8AM. Colin Harris seconded the motion. Motion approved. Motion carried.

POSTPONED ITEM #7: JADD SEPPMANN & SONS, MANKATO, MN (APPLICANT); LADONNA BARTLETT TRUST, CLEVELAND, 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 8 feet from a single-family dwelling, install a mound 6 feet from a single-family dwelling, 9 feet from the property line, and 9 feet from the road Right-Of-Way (ROW) in a Recreational-Residential "RR" District, on a Recreational Development lake, Lake Jefferson. Property is located at Lot 6, Beaver Dam Plat, Section 5, Elysian Township. **VARIANCE IS FOR STRUCTURE SETBACKS, PROPERTY LINE AND ROAD ROW SETBACKS.**

Minutes: Additions or corrections-None. Motion to approve the August 17, 2017 minutes by Jim Mladek. Seconded by Francis Cummins. Motion approved. Motion carried.

Motion to approve the August 28, 2017 minutes by Fritz Cummins. Seconded by Colin Harris. 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
September 21, 2017

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

**LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
BOARD OF ADJUSTMENT
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
SEPTEMBER 27, 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 8:00AM by chairperson, Jeanne Doheny.

ITEM #1: ROEMER'S BLUE MARINA CLUSTER INC, CLEVELAND, MN, (APPLICANT); BEVERLY KRAUS, CLEVELAND, MN, (OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a lift station tank 61 feet from the Ordinary High Water Level (OHWL) for the proposed Roemer's Blue Marina Cluster and under impervious surface in a Recreational Residential "RR" District and a Flood Fringe "FF" Flood Plain "FP" Overlay District on a Recreational Development "RD" lake, Lake Jefferson . Property is located at Lots 5 & 6, Roemer's Blue Marina, Section 31, Cordova Township. **VARIANCE IS FOR OHWL SETBACK AND UNDER IMPERVIOUS SURFACE. APPLICATION WAS TABLED AT THE SEPTEMBER 21, 2017 MEETING.**

Stacy Fesser, Septic Designer was present for application. Township: No comments. DNR: No Comments. Letters submitted: None.

PUBLIC COMMENT: None

Discussion was held regarding due to site not being staked application was tabled, Designer thanked the board for meeting today, due to non-compliant systems being updated by December 31,2017 need to move forward, no other options as to placement of the lift station, septic designed for 5-dwellings, properties within the German-Jefferson Sewer District, will remain in a constant state of compliance.

Motion was made by Colin Harris to approve the application. 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
Secretary

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