



Le Sueur County, MN

Thursday, November 16, 2017

Regular Session

Item 3

Approved November 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
November 16, 2017**

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

OTHERS PRESENT: Kathy Brockway

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

ITEM #1: 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 7 feet from a single-family dwelling, 8 feet from the property line, 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.**

Due to site not being staked Colin Harris motioned to table the application until November 28, 2017 at 10:00 a.m. in order to allow the applicant to stake the site. Seconded by John Wolf.

ITEM #2: DENNIS MILLER, CLEVELAND, MN, (APPLICANT\OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to use an existing septic tank 6 feet from the detached garage; install a septic drainfield 17 feet from the dwelling, 13 feet from the detached garage, and 57 feet from Ordinary High Water Level (OHWL) in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Jefferson. Property is located at Lots 6 & 7, Jefferson Highlands Subdivision, Section 2, Cleveland Township. **VARIANCE IS FOR STRUCTURE & OHWL SETBACKS.**

Due to site not being staked Colin Harris motioned to table the application until November 28, 2017 at 10:00 a.m. in order to allow the applicant to stake the site. Seconded by John Wolf.

ITEM #3: MICHAEL & LINDA THEISSEN, CLEVELAND, MN, (APPLICANT\OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to use an existing septic tank 7 feet from the dwelling, 6 feet from the property line, and 52 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 Lots 9 & 10, Jefferson Highlands Subdivision, Section 2, Cleveland Township. **VARIANCE IS FOR STRUCTURE, PROPERTY LINE, & OHWL SETBACKS.**

Glen Schilling, SPW Company, representing the applicant was present for application. Township: Notified through the application process. DNR: No comments. Letters submitted: none.

Discussion was held regarding; property located within the G-J Sewer District, enough room on the property to install a mound system, utilizing the existing tank, setback to the house is exempt but setback to the property line and OHWL is required to meet current setbacks, therefore, a variance was needed. No other options on the property, system to remain in a constant state of compliance being it is within the sewer district.

Motion was made by John Wolf to approve the application. Seconded by Jim Mladek. Motion approved. Motion carried.

ITEM #4: THOMAS & MICHELLE SCHLOESSER, 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 and pump tank 110 feet from the Ordinary High Water Level (OHWL) in a Recreational Residential "RR" District, on an Un-named Natural Environment "NE" lake. Property is located at Lot 29, Jefferson Heights Subdivision, Section 6, Elysian Township. **VARIANCE IS FOR OHWL SETBACK.**

Tom Schloesser was present for application. Township: notified through application process. DNR: no comments. Letters submitted: none.

Discussion was held regarding: Setback from the Unnamed Lake is 200 ft. as it is a Natural Environment Lake at the time of installing the original septic the lake was not classified a Natural Environment Lake, installing a tank and hooking up to an existing cluster system down the road, will remain in a constant state of compliance as it is part of the G-J Sewer District.

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

ITEM #5: SCOTT HASS, CLEVELAND, MN , (APPLICANT\OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to expand an existing campground (Commercial Planned Unit Development) with an additional 6 sites in Tier 1 in a Recreational Commercial “RC” District, on a Recreational Development “RD” lake, Lake Jefferson. Property is located in the Southeast Quarter, Section 31, Cordova Township. **VARIANCE IS FOR CAMPSITE DENSITY PER TIER.**

Scott Hass was present for application. Township: notified through the application process. DNR: no comments. Letters submitted: none.

Discussion was held regarding: property was rezoned earlier in 2017, would like to expand the existing campground, removing existing manufactured homes and replacing with RVs, seasonal sites, need for seasonal camping sites in the county, due to tiering requirements in the ordinance, he is requesting an additional 6 sites in Tier 1, required to go through the conditional use permit process to expand the campground, installation of holding tanks to meet the requirements of the G-J Sewer District, planting trees for screening from adjacent properties, green space.

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

Minutes: Additions or corrections-change speculations to specifications. Motion to approve minutes by Jim Mladek with the change. Seconded by John Wolf. Motion approved. Motion carried.

Motion to adjourn meeting by John Wolf. Seconded by Jim Mladek. Motion approved. Motion carried.

Meeting Adjourned.

Respectfully submitted,
Kathy Brockway
November 16, 2017

Minutes approved January 18, 2018

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