

Le Sueur County, MN

Thursday, November 15, 2018 Regular Session

Item 1

Behr Packet

Staff Contact: Joshua Mankowski or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER:

Milan Behr

911 ADDRESS:

22832 W Francis Lane, Elysian MN

VARIANCE REQUEST:

To install a septic tank 4 feet from the West property line, and install a septic drainfield 0 feet

from the road Right-Of-Way (ROW) and 9 feet from the dwelling.

VARIANCE NUMBER:

18068

PARCEL NUMBER:

04.670.0020

SITE INFORMATION

LOCATION:

Lot 2, Muellerleile Subdivision, Section 33, Elysian Township

ZONING & PURPOSE:

Recreational Residential

The intent of the Recreational Residential (RR) District is to preserve areas which have natural characteristics suitable for both passive and active recreational usage. Also, it is the intent of this district to manage areas suitable for residential development of varying types, including permanent and seasonal housing. Some non-residential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

GOALS AND POLICIES:

The current Land Use Plan as adopted in 2007 makes reference to bluff preservation and water

quality.

GOAL #2:

Le Sueur County should adopt and enforce land use goals and policies that conserve and restore its natural resources, bring protections to the ecological systems of the natural environment, and prevent the premature

development of natural resource areas.

Objective 1:

The County should continue its preservation of significant bluff areas and river valleys through its use of a

Conservancy Zone.

Action 3:

Amend the County's Zoning controls to require all structures to meet a 30' minimum setback from the top of a bluff.

Objective 2:

Utilize shorelands on Recreational Development Lakes (RD) for housing, but with a focus on development design

that protects the resource.

Action 2:

Adopt the water quality protections standards and design standards specified under goal #3, actions #1 & #2 to protect lake water quality.

GOAL #3:

Improve water quality in Le Sueur County.

Objective 1:

The County will undertake actions to help protect groundwater as well as surface water features.

Action 1:

The County will adopt and implement the goals, objectives and actions of the County's Local Water Management

Plan.

Action 2:

The County will take leadership in initiating a wastewater or septic replacement program.

GENERAL SITE

DESCRIPTION:

Shoreland, residential development

ACCESS:

Existing access off W Frances Lane

Page 1 of 3

Recreational Development Lake - Lakes that usually have between sixty (60) and two hundred twenty-five (225) acres of water per mile of shoreline, between three (3) and twenty-five (25) dwellings per mile of shoreline, and are more than fifteen (15) feet deep.

BACKGROUND INFORMATION

This property is part of the septic inventory for Frances, Rays, Sakatah & Tetonka (FRST) lakes. The system was found to be non-compliant. The parcel is a non-conforming lot with a large areas of the lot to be bluff and bluff impact zone. Previous proposals were to place the tank and drainfield within the bluff. Latest proposal keeps tank and drainfield out of the bluff and bluff impact zone. Proposal will require a CUP to excavate for the pipe from the house to the proposed tank.

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, DNR & Holly Kalbus letters

STAFF FINDINGS

Staff findings per Le Sueur County Ordinance, the following findings have been developed for this request:

1.	<u>Va</u>	riance:	Request:	Required	<u>l:</u>	Ordinance:	Page:
	a. b. c.	Septic tank to property line: Septic drainfield to road ROW: Septic drainfield to dwelling:	4 feet 0 feet 9 feet	10 feet S	Section 1	17, Subdiv. 4. D. 2. 17, Subdiv. 4. D. 4. 17, Subdiv. 4. D. 1. a.	17-9 17-9 17-9
2.	Re	fer to DNR Guidance Letters:					
	a.	Administration, Compliance, and I	Enforcement				pg. 1
	b.	The Role of the Variances in Shore	eland Managemen	t Ordinance	es		pg. 9
	c.	Non-conforming Lots of Record	in Shoreland Area	as			pg. 19
	d.	Structure Setback Requirements					ng 21

- 3. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
- 4. A Variance may be granted only where the strict enforcement of the official controls will result in a practical difficulty.
- 5. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
- 6. A determination that a practical difficulty exists upon the consideration of the findings of fact.

CONSIDERATIONS

- 1. The following shall be considered at the hearing:
 - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - b. The granting of the application will not be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
 - Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.

2. Additional Considerations:

a. Proposal keeps the septic tank and drainfield out of the bluff and bluff impact zone.

Page 2 of 3

b. A Conditional Use Permit is required in order to excavate within the bluff for the supply line from the dwelling to the tank, unless directional boring is planned.

CONDITIONS

- 1. In granting any Variance, the Board of Adjustment may designate such conditions in connection that will secure substantially the objectives of the Ordinance, regulation or provision to which the application is granted.
- 2. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.
- 3. If approved, construction must be completed prior to the Variance expiration, Section 22; Subdivision 7.
- 4. If approved, a zoning permit must be purchased prior to starting construction, Section 26.
- 5. Extension must be requested 30 days prior to Variance expiration, Section 22; Subdivision 7.

PLANNING AND ZONING COMMISSION 88 SOUTH PARK AVE LE CENTER MN 56057

Date: 11/01/2018

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Holly Kalbus, Environmental Resources Specialist

Applicant:

Milan Behr

Property owner:

Milan Behr

Property:

04.670.0020

Description:

Variance request to allow the applicant to install a septic tank 4 feet from the West property line, and install a septic drainfield 0 feet from the road Right-Of-Way (ROW), and 9 feet from the dwelling in a Recreational Residential "RR" District on Lake Frances, a Recreational Development "RD" lake.

Recommendation:

It would be my recommendation to approve the application because the installment of the septic tank and drainfield would occur outside of the bluff and bluff impact zone. This will help provide protection to the bluff, thus, creating minimal disturbance to the bluff and Lake Francis.

Condition(s):

None

Sincerely,

Holly Kalbus Le Sueur County

Environmental Resources Specialist





Division of Ecological and Water Resources 20596 Highway 7 Hutchinson, MN 55350

July 11, 2018

Le Sueur County Board of Adjustment 88 South Park Avenue Le Center, MN 56057

Dear Board of Adjustment:

RE: Variance Request; Parcel ID 04.670.0020; Lake Francis (40-57P); Le Sueur County

The Department of Natural Resources recommended denial of this variance request on June 21, 2018, due to special concerns for the fragile and sensitive nature of bluffs located within shoreland areas. Since then, it is our understanding the variance request has been tabled.

Please be aware that bluff erosion is a natural process, but even the smallest project can accelerate erosion and threaten slope stability. In siting a sewage treatment system within the bluff impact zone, any additional weight or saturated soils can put more pressure on the slope, which can lead to sudden slope failure. In addition, reshaping the slope to create level areas or terracing the slope can destabilize the delicate balance that undisturbed soil provides.

The bluff impact zone is considered to be the most susceptible to degradation, so there should be little if any shoreland alteration allowed. However, if the variance is approved, we recommend observing the following conditions, which are required by Minnesota Rules, Chapter 6120.3300, Subpart 4:

- Topographic alterations must be designed and conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest time possible;
- Mulches or similar materials must be used for temporary bare soil coverage, and permanent vegetation cover must be established as soon as possible;
- Methods to minimize soil erosion and to trap sediments before they reach any surface water feature must be used;
- Altered areas must be stabilized to acceptable erosion control standards consistent with the field office technical guides of the local soil and water conservation district and the United States Natural Resources Conservation Service;
- Fill or excavated material must not be placed in a manner that creates an unstable slope;
- Plans to place fill or excavation material must be reviewed by qualified professionals (such as a licensed geotechnical engineer) to ensure continued slope stability and must not create finished slopes of 30 percent or greater;

Le Sueur County Board of Adjustment July11, 2018 Page 2

- Fill or excavated material must not be placed in bluff impact zones; and
- Topographic alterations must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties

We also encourage development of a stormwater management plan for this property. It is essential that the landowner, developer, and contractor plan for and manage runoff near the bluff. Allowing water to flow over the bluff can cause erosion problems. Designing the site so infiltration is promoted and runoff is directed away from the bluff is crucial to protecting the shoreland area. Restoration of failed bluffs is extremely expensive, and oftentimes the repaired hillside is not as stable so recurrent erosion becomes more likely.

The DNR appreciates the opportunity to comment on this matter. If you have any questions, please contact me at (320) 234-2550, ext. 230 or garry.bennett@state.mn.us.

Best regards,

Garry Bennett Area Hydrologist

Division of Ecological & Water Resources

Garry Bennett

ec: Skip Wright, DNR District Manager Robert Collett, DNR Regional Manager Ordinance.review.dnr@state.mn.us



LE SUEUR COUNTY PLANNING AND ZONING BOARD OF ADJUSTMENT

88 SOUTH PARK AVENUE LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

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APPLICATIO	N DATE: 5/2 NG DATE: 7/10		RMIT NUMBI	ER: 18068 FRANCIS LANE, 1	FEE: \$6	46.00
APPLICANT:		9-14-18 W	LAND OWNE	ER: MILAN BEHR	ELYSIAN MIN	
ADDRESS: CITY:	22832 W FRANC	CIS LANE	ADDRESS:	22832 W FRAN		
STATE:	ELYSIAN MN	ZIP: 56028	CITY: STATE:	ELYSIAN MN	ZIP: 560	028
PHONE:	507-267-4701	7,00,000,000	PHONE:	507-267-4701	211.	,20
TOWNSHIP:	ELYSIAN	PARCEL	NO: 04.670.002	20		
SEC:	33	SUBDIV:		LEILE SUBDIV		
TWP:	109	LOT:	2	ZONE:	RR	0.40×D
RANGE: Q/Q:	24	BLOCK: ROAD:	PVT		NEL # 27079C	
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petition your Ho following facts a:	norable Bodies to	and/or applicant of the grant a variance, as h	e property descri nereinafter design	bed herein, do herel nated, and in suppor	by respectfully rt thereof, the	- mpn-11e-18
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TO	ALLOW THE AP BLUFF & 64 FF	PLICANT TO INSTAL EET FROM THE OHW				is to be would
•			Sepac C	mains eld 4	16 dwelli	rg + 0' to read
2.) Reaso	ns for Appro	val or Denial of	Request as L	isted in Findir	ngs.	-MRM 8-20-18
3.) Specie	al Conditions	s of Variance:				8-20-18
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	APPLICANT/	PROPERTY OWNER	?		DATE	
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LE SUEUR CO	UNTY PLANNI	NG AND ZONING A	UTHORITY		DATE	
		** FEES AR	E NON-REFUNDA	ABLE**		
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BOA	ARD OF ADJUS	TMENT CHAIRMAN	N .	I	DATE	

BUILDING SITE MUST BE STAKED OUT THE MONDAY PRIOR TO THE MEETING OR THE APPLICATION WILL BE TABLED.

VARIANCE FINDINGS OF FACT

Name of Applicant: MILAN BEHR

Variance # 18068

Variance Request: TO ALLOW THE APPLICANT TO INSTALL A SEPTIC TANK AND SEPTIC DRAINFIELD WITHIN THE BLUFF & 64 FEET

FROM THE OHWE. Septic drainfield 9' to golwelling + 0' to road Row.

- A. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.
- B. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.
- C. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- D. It is the responsibility of the applicant / landowner to prove evidence that a practical difficulty exists.
- E. A determination that a practical difficulty exists upon the consideration of the following criteria.

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			Explain _							
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'Va	triance Application
I.	Applicant:
	Name Milan Behr
	Mailing Address 22832 W, Francis Lane
	City Eusian State MN Zip 56028
	Phone # <u>507-267-4701</u> Phone #
II.	Landowner:
	Name SAME
	Property Address
	City State Zip
	Property Address State Zip Phone # Phone # Phone #
III.	Parcel Information:
	Parcel Number <u>04, 670, 00 30</u> Parcel Acreage
	Township Elysian Section 33 Subdivision Muellerleile Lot 2 Block
	Subdivision Muelleileile Lot 2 Block
	Full Legal Description must be attached.
	(Full legal description can be found on deed, not abbreviated legal description from tax statement).
IV.	Variance Request: List requested alternative to development standard(s).
	Install a sintic system that does not meet
	Install a septic system that does not meet he wear Country required setbacks
V.	Description of Request: * 4' to Property I'me * Kight
	a. A <u>full written description</u> of the proposed variance request with detailed information must be attached.
VI.	Township Notification: Kefte Tank in Blat, Septic Drown feile 9 From ROW,
٧	House, O feet from R.O,W.
	Township must be notified prior to application. (County Commissioners are not the Township Board.)
	Township notified on JA/8 (Date)
	Township notified on Jarro
	(Date)
	Board Member <u>Kathy Runts</u> regarding the proposed request.
	(Name)
VII.	Site Plan - Shall be a Certificate of Survey to include, but not limited to:
	 North point Lakes Well Access Setbacks Rivers Septic System Easements
	Property lines Wetlands Proposed Structures
	 Road Right-Of-Way Streams Existing structures - Within and adjacent to project area.
	 Lot Dimensions Ponds Location of trees to be removed - Shoreland Districts.
	• Impervious Surface
	 Required for Shoreland, Business, & Industrial Districts. Itemized current & proposed impervious surfaces to include total percentages.
	- Examples include but are not limited to: rooftops, sidewalks, patios, decks, driveways, parking lots, storage

areas and concrete, asphalt, or gravel roads, or tightly compacted soils.

*Site shall be physically staked, *then* surveyed.
*Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.
*Stakes must remain in place until construction commences.

YIII. Practical Difficulty:

- a. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
- b. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- c. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
- d. A determination that a practical difficulty exists upon the consideration of the following criteria:

1.	Describe how the Variance request is reasonable compared to the ordinance requirements being varied from.
_	se At
2.	What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?
	11
3.	Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.
	1!
4.	How will the request maintain the essential character of the locality?
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%	
5.	Does the alleged practical difficulty involve more than economic considerations?
_	1 /
6.	Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?
_	
_	
7.	Describe how the request is consistent with the Comprehensive Land Use Plan.
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8.	Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.
-	
9.	Explain why this request is the minimum variance amount to afford relief.
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	2 4 2018

IX. Attachments shall include but not limited to:

☐ a. Site Plan -survey	e. Floor plans and/or blue prints (For structures)
	f. Septic System Compliance Inspection
C. Access approval	☑ g. Erosion control plan
√d. Full legal description	☑ h. Description of request

The Department may request additional information regarding the application.

X. Quantities and Submittal Formats:

- a. One (1) reproducible copy of the request and all other supporting documents.
- b. **Ten (10)** copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Additional copies may be requested as deemed necessary by the Department.

XI. Fees:

Variance:

\$ 600

Filing Fee:

\$ 46

Variance for Clusters:

\$ 600 + \$200 per household

Filing Fee:

\$ 46

Additional Fees:

Special Meeting:

\$1,200

After-The-Fact meeting fee:

Doubled + After-The-Fact Penalty.

After-The-Fact Penalty:

\$1,500 OR 10% of the improvement, whichever is greater.

Fees must be paid at the time of application, cannot be accepted by mail, and are non-refundable. Cash or check. Credit cards will not be accepted.

XII. Procedure: See Section 22 of the Zoning Ordinance for full details.

- a. Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary**.
- b. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. **Appointment is necessary**.
- c. All required information must be correct and submitted <u>at the time of application</u>, or the application will not be accepted.
- d. Fees will not be accepted by mail and must be paid at the time of application.
- e. Notification will be sent to all landowners within 500 feet of the affected property, (minimum of 10 landowners) as well as the affected Town Board, any municipality within 2 miles, and other applicable agencies.
- f. Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.

- The Board of Adjustment may conduct an onsite visit to the affected property prior to the scheduled meeting. Any conversation with the Board of Adjustment during the onsite visit is prohibited.
- The Board of Adjustment shall hold a public hearing on the proposed Variance at a scheduled Board of Adjustment meeting.
- The applicant or representative must appear before the Board of Adjustment in order to answer questions concerning the request, or the application will be tabled.
- The Board of Adjustment has the authority to request additional information or designate conditions.
- The Board of Adjustment has the authority to determine Variance approval or denial. No Variance may be granted that allow any use that is prohibited in the Zoning District in which the property is located.
- The Department shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.
- m. The Department will file a certified copy of any order or decision issued by the Board of Adjustment with the County Recorder.
- n. A zoning permit is required prior to starting construction however zoning permits will not be available the day of the Board of Adjustment meeting. Zoning permit application must be approved prior to obtaining a zoning permit.

XIII. Signatures:

I hereby certify with my signature that all data contained he true and correct to the best of my knowledge.	rein as well as all supporting data are
	1-24-2018
Applicant signature Date	
I hereby certify with my signature that all data contained her true and correct to the best of my knowledge. Bonnie Behr Date	rein as well as all supporting data are
OFFICE USE ONLY	
Date received 4-24-8 Present Zoning Classification R	Feedlot within 500' 1000' N
Meeting date U-21-17 15-Day 5-14-18 60 Day 7-16-18 C HUL (023.5) RFPE FEMA Panel # 2707904725D	Erosion Control Plan Y N Water courses Y N Bluff Y N
Site Plan -survey Flood Zone X outside	Other
Surveyor Certificate	□ Septic COC
□-Floor plans/blue-prints □-Access-approval	3-24-18 NONC/Waiver
Description of Request	☐ Fee \$ ATF / SPEC MTG
Application complete Planning & Zoning Department Signature	5-17-18 18068 Date Permit#
Revised 8-20:-18 01-15-16 Revised Whell	DECEIVED APR 2 4 2018

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Variance application: Milan Behr

Section V. Description of Request

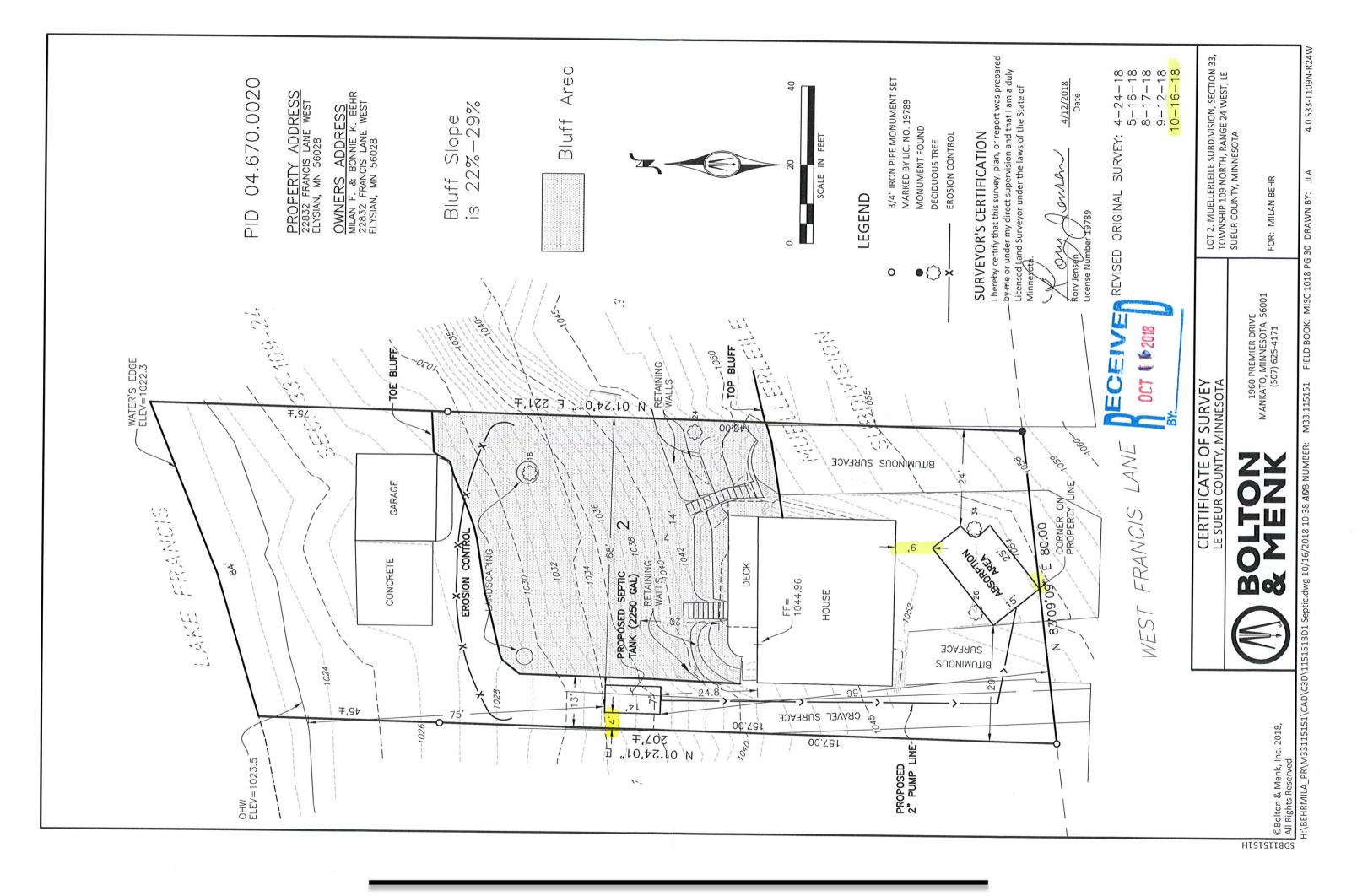


The existing Lake Francis property is a 4 bedroom year around home. The existing 4 bedroom septic system does not meet current county code. The property has a bluff area. The septic tank will need to be placed on the west side of the house. The new septic tank needs a variance 4' from the west property line. The tank will meet the house, road, well, lake and garage setbacks. The drain field will be placed on the south side of the house, out of the bluff area. We will need to size it for 3 bedrooms and time dose it, based on 4 bedrooms. The drain field will need a house, and road setback. The variance is needed given the lack of room on the lot.

VIII. Practical Difficulty

- 1. The request is reasonable given the size of the lot. There is no other place for the septic tank to go. We will install the drain field on the south side of the house, putting the drain field in the bluff is not recommended.
- 2. The unique circumstances are the lot size that prevents the compliance of county code without a variance from the house, and road for the drain field and the bluff for the septic tank.
- 3. The unique circumstances that cause the practical difficulty are the lot size and the requirement to meet the lake, house, and road set back to construct the required septic system to meet the current county code.
- 4. The proposed septic system will require a 2' retaining wall to be built to support the drain field so it can fit in the proposed area. The road side will be cut into so the bed will sit flat. It will be seeded with grass. Fiber blanket will be placed over the new septic system to prevent erosion.
- 5. The practical difficulty is more than economic considerations. The proposed spot for the required upgrade will keep it out of the bluff area. The system needs road and house setbacks, but will meet the property line setbacks.
- 6. The request to install the septic system is consistent with the statement of purposes, policies, goals and objectives in the Ordinance. It will bring the lot into current code. The lot elevations and bluff will not change. This will be consistent in taking a system that is an imminent health threat and upgrading it to meet the county code.
- 7. The variance is consistent with the Comprehensive Land Us Plan by the reasoning stated in #6.
- 8. The current septic system consists of a septic tank that is very old. The existing drain field was not able to be located and therefore is causing the system to be an imminent health threat. The lot is suitable for a new tank and drain field. The proposed new system will meet all required setbacks as stated previously other than the house, west property line and road setback.

9. This request is the minimum variance amount to afford relief as it is the best areas for the drain field and septic tank given the property size.	





II. Landowner: Name
City <u>ELysian</u> State <u>MN</u> Zip <u>576 26</u> III. Parcel Information: Parcel Number <u>04.670,0020</u>
III. Parcel Information: Parcel Number 04.670,0020
Parcel Number <u>04-670,0020</u>
IV. Site Plan - Shall be a Certificate of Survey to include but not limited to:
 North point Setbacks Property lines Road Right-Of-Way Lot Dimensions Lakes Well Septic System Septic System Proposed Structures Existing structures - Within and adjacent to project area. Location of trees to be removed - Shoreland Districts
 Impervious Surface Required for Shoreland, Business, & Industrial Districts. Itemized current & proposed impervious surfaces to include total percentages. Examples include but are not limited to: rooftops, sidewalks, patios, decks, driveways, parking lots, storagareas and concrete, asphalt, or gravel roads, or tightly compacted soils. *Site shall be physically staked, then surveyed. *Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.
*Stakes must remain in place until construction commences.
 Quantities and Submittal Formats: a. One (1) reproducible copy of the request and all other supporting documents.
b. Ten (10) copies must be submitted for documents <u>larger than 11 x 17</u> , documents in <u>color aertals or photographs</u> .
c. Electronic version of any supporting documents if available.
d. Pre-application meeting is recommended prior to making application to ensure submittal completion. Appointment is necessary. BY:
 Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application. Appointment is necessary.
f. All required information must be correct and submitted <u>at the time of application</u> , or the application will not accepted.
VI. Signatures: The proposed improvements have been physically staked onsite <u>then</u> surveyed on <u>Nov. 9, 200</u> to reflect an accurate account of current and proposed conditions of the property identified above.
I hereby certify with my signature that all data contained herein as well as all supporting data are true a correct to the best of my knowledge.
10 30 16 19789
OFFICE USE ONLY
Date Received Planning & Zoning Department Signature
11-15-16

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Direct Dial: 507-357-8538

Fax: 507-357-8541 Email: environmentalservices@co.le-sueur.mn.us

Property Owner: Property Address: Parcel Number:

Cement | Garage deck well@ aughbors 3 houses to East 15' 25' pressure bed

Check box when put on drawing:

	- Fire off all and willing,
/	North Arrow
_	Location of all system components
/	Size of all system components
1	Type of all system components
/	Soil boring locations
	Soil treatment location and description
/	Well(s)
	Buried water lines
/	Property lines
(Comment)	Secondary site, if applicable
/	Location of unsuitable area
	Existing/abandoned system location
~	All sewer lines and location

Physical: 515 South Maple Avenue

Le Center MN 56057

Erosion control

All actual setbacks

Easements on property Road Right of Way

Legible certified statement

Elevation Bluff(s)

Pools

Existing/proposed buildings/improvements

Neighboring property setbacks (if applicable)

Signature, certification number, and date

OHWL of lakes, streams, rivers, wetlands, other water

Contour lines and slope direction

Revised: 3/2018

Mailing: 88 South Park Avenue

Le Center, MN 56057

LE SUEUR COUNTY ENVIRONMENTAL SERVICES 88 SOUTH PARK AVE.

LE CENTER, MINNESOTA 56057-1620

(507) 357-2251 FAX (507) 357-8541

Erosion and Sediment Control Plan

Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Milan Behr	PID: 04,670,0020
Mailing Address: 22832 Francis	are w.
Property Address: Same.	e and the second of the second
Phone: (507) 267-470 / N	Mobile/Cell:()
	Implementation, Inspection
Responsible party for Implementation/Inspection	: Names Bros. Milan Dehe
Address:	
Phone: (507) 267-4789 Sames Blas N	Mobile/Cell:()

Erosion & Sediment Control Measures

- 1. Maintain existing vegetation whenever possible and minimize the area of disturbance. Retain and protect trees to enhance future landscaping efforts and to reduce raindrop impact. (Vegetation is the best and most cost-effective erosion control practice).
- Install all erosion and sediment control practices prior to any soil disturbing activities, when applicable.
- Phase construction activities to minimize the areas disturbed at one time. This will also allow completed areas to be stabilized and re-vegetated before disturbing adjacent sites.
- 4. Maintain and protect all natural waterways. Retain at least a 20-foot wide strip of natural vegetation along all waterways to filter out sediment and other pollutants.
- 5. Minimize the use of impermeable surfaces such as roofs, driveways, parking lots and roads. The Environmental Resources staff must approve all storm water runoff plans.
- 6. Use rock rip-rap at both the outlet and inlet ends of culverts to prevent scour erosion.
- 7. Limit construction equipment to designated areas to control soil compaction.
- 8. Install silt fence on the down-slope perimeter of all disturbed areas according to the attached installation instructions. Sensitive areas such as wetlands, drainage swales and shoreland areas should also be protected with silt fence.
- 9. Install straw bale checks or rock check dams in areas of concentrated flow.
- 10. Cover any stockpiled topsoil with plastic or other impervious covering. Use stockpiled topsoil as earthen berms to serve as temporary sediment basins.



11. Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

2:1 slopes or steeper Straw/Coconut Blanket or High Velocity Wood Blanket 3:1 slopes or steeper Wood or Straw Blanket with net on both sides 4:1 slopes or steeper Wood or Straw Mulch blanket with net on one side

Flat areas Straw Mulch w/disc anchoring

- 12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials. including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.
- 13. Apply fertilizer according to soil test recommendations.
- 14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.
- 15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

Note: To reduce mud transported onto paved roads, a rock construction entrance may be required. This will require a six-inch layer of 1-2 inch diameter washed rock a minimum of 50 feet in length.

Inspection and Maintenance

- 16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
- 17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
- 18. Clean out sediment basins on a regular basis to maintain capacity.

I agree to install, inspect and maintain the above practices to accomplish the goal of preventing erosion.

(Person Responsible for Implementation)

<u>4-24-18</u> (Date) <u>4-24-18</u> (Date)

If you have any questions, please contact Environmental Services, at 507-357-8538.

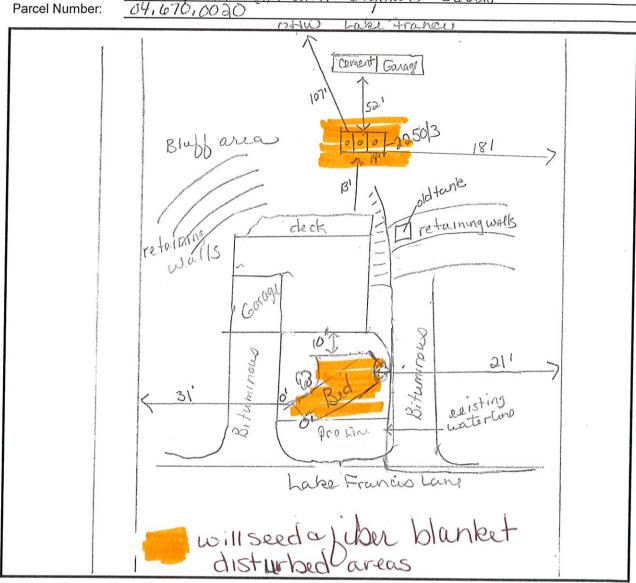


Direct Dial: 507-357-8538 Fax: 507-357-8541

Email: environmentalservices@co.le-sueur.mn.us

Property Owner: M//
Property Address: 228

22832 W. Fanis Lane Elysan 56028



Check box when put on drawing:

North Arrow

Location of all system components

Size of all system components

Type of all system components

Soil boring locations

Soil treatment location and description

Well(s)

Buried water lines

Property lines

Secondary site, if applicable

Location of unsuitable area

Existing/abandoned system location

All sewer lines and location

Mailing: 88 South Park Avenue Le Center, MN 56057

Erosion control
Existing/proposed buildings/improvements
Contour lines and slope direction
Elevation
Bluff(s)
All actual setbacks
OHWL of lakes, streams, rivers, wetlands, other water
Pools
Easements on property
Road Right of Way
Neighboring property setbacks (if applicable)
Legible certified statement
Signature, certification number, and date

AUG 2 0 2018

Physical: 515 South Maple Avenue Le Center MN 56057

Revised: 3/2018

27079C0425D Recreational Residential x-outside 1024.7

RFPE:

NAME: PID: DATE: FIRM #: F-Zone:

District:





Map Disclaimer

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accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps, Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps hese maps may contain omissions and errors in scale, resolution, rectification, positional accuracy,

These maps should not be used for navigational, engineering, legal, or any other site-specific use. Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

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development methodology, interpretation of source data, and other circumstances. The maps are date specific and are intended for use only at the published scale.

Photo dated April/May 2017

Created By: MRM

Le Sueur County