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# Le Sueur County, MN

Thursday, August 21, 2014

Regular Session

## Item General3

### Approved 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  
August 21, 2014**

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

**OTHERS PRESENT:** Kathy Brockway, Commissioners Connolly

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

**ITEM #1: JUSTIN JACKSON, MANKATO, MN, (APPLICANT)/OWNER:** Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a 24 x 36 detached garage 23 feet & 31 feet from the Ordinary High Water Level (OHWL) and create impervious surface in the shore impact zone in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Washington. Property is located at lots 2, 3, & 4, Ulmen's Subdivision, Section 13, Kasota Township. **VARIANCE IS FOR OHWL SETBACK AND CREATING IMPERVIOUS SURFACE WITHIN THE SHORE IMPACT ZONE. APPLICATION WAS TABLED AT THE JULY 17, 2014 MEETING.**

Justin Jackson was present for application. Township: no comments. DNR: no comments. Letters submitted: Lauren Klement, LSC Resource Specialist, George Mulligan (email), neighbor, Chuck Vermeersch, Lake Washington Sewer District. See File

PUBLIC COMMENT: None.

Discussion was held regarding: change in original plan, felt by decreasing detached garage by 4 ft. was reasonable, depending on amount of material brought onto site for a change in elevation of the lot a Conditional Use Permit might be required, other options available for storage of equipment, and pontoon storage, size of shed does not fit this lot, if water orientated structure is constructed example 10x40 it would look like a trailer house, discussed the easement suggestion by the sewer district.

Motion was made by Jim Mladek to deny the application as presented, as a practical difficulty was not shown by the applicant. Seconded by John Wolf. Motion approved. Motion carried.

**ITEM #2: ANDY MANSKE, MANKATO, MN, (APPLICANT)/OWNER:** Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a 20 x 20 screened porch 25 feet from the road Right-Of-Way (ROW) and create 30.7 % impervious surface in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Washington. Property is located at Lot 11, Loeffler Subdivision #1, Section 17, Washington Township. **VARIANCE IS FOR ROAD ROW SETBACK & IMPERVIOUS SURFACE.**

Andy and Joslyn Manske were present for application. Township: no comments. DNR: no comments. Letters submitted: Lauren Klement, LSC Resource Specialist, Chuck Vermeersch, Lake Washington Sewer District. See File

PUBLIC COMMENT: Paul Scheurer, adjoining neighbor, felt the Manske's improved the property in the short time that they owned it, and it is a welcoming site to the neighborhood, he would allow the water to be used on his garden as well.

Discussion was held regarding :impervious surface, rain barrels to catch the runoff from the roof, are open to work with the Environmental Services Department to construct a rain garden on site, the rain barrel water will be utilized to water flowers, and the garden, the screened porch will be constructed over an existing slab, seasonal cabin.

Motion was made by John Wolf to approve the variance with the condition that they work with Lauren Klement to install a rain garden to offset the impervious surface. Seconded by Fritz Cummins. Motion approved. Motion carried.

**ITEM #3: ERIC LOMEN, ST PAUL MN, (APPLICANT/OWNER):** Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a story & ½ detached 2-car garage with a 29-foot peak height to also include a basement tuck-under garage in a Recreational Residential “RR” District on a Recreational Development lake, Lake Tetonka. Property is located in Government Lot 2, Section 28, Waterville Township. **VARIANCE IS FOR ACCESSORY STRUCTURE HEIGHT.**

Eric Lomen was present for application. Township: none. DNR: no comments. Letters submitted: Lauren Klement LSC Resource Specialist. See File.

PUBLIC COMMENT: None

Discussion was held regarding: reconstruction of County Road 14, screen the existing cabin from headlights and dust from the traffic on the road, will install gutters, and downspouts and construct a retaining wall, discussed height of structure, where to measure from, could reduce the height, hauling in of material, change plans in order to meet his needs.

Motion was made by Jim Mladek to table the application in order to allow the applicant to work on a new plan. Seconded by John Wolf. Motion approved. Motion carried.

**ITEM #4: RANDY & PATTY APPEL, N MANKATO, MN, (APPLICANT/(OWNER):** Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a 30 x 40 detached 3-car garage in a Recreational Residential “RR” District on a Recreational Development “RD” lake, Lake Frances. Property is located in Lot 1, Block 1, Han’s Hideaway, Section 28, Elysian Township. **VARIANCE IS FOR OHWL SETBACK.**

Randy and Patty Appel were present for application. Township: no comments. DNR: no comments. Letters submitted: Lauren Klement, LSC Resource Specialist. See File

PUBLIC COMMENT: None

Discussion was held regarding; storage shed, seasonal cabin, might in the future construct a new home or cabin, needs the storage space for pontoon, boat, jet skis, tractor, vehicles, etc. planted some maple trees, birch trees, is allowed a 400 sq.ft. water orientated structure 20 feet from the original high water level that would meet the ordinance requirements.

Motion was made by Jim Mladek to deny the application as presented, as a practical difficulty was not shown by the applicant. Seconded by John Wolf. Motion approved to deny 3-2 (felt it was a reasonable request for the property, and no problems with the request). Motion carried.

**ITEM #5: DEL’S CONSTRUCTION, LE SUEUR, MN, (APPLICANT); HENRY ENDRES, LE SUEUR , MN, (OWNER):** Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a 60 x 40 addition to an existing structure 38 feet from the road Right-Of-Way (ROW) in an Industrial “I” District. Property is located in Government Lot 1, Section 11, Ottawa Township. **VARIANCE IS FOR PROPERTY LLINE SETBACK.**

Henry Endres was present for application. Township: no comments. DNR: N/A. Letters submitted: none.

PUBLIC COMMENT: None.

Discussion was held regarding: removed a 30 x 80 ft. building from the site that was in need of repair and an eyesore, would add the 40x60 addition to the existing building in order to replace the storage space that he had, will match the existing building, timeframe to complete the project would be this fall if approved.

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

Minutes: Additions or corrections-None. Motion to approve minutes by John Wolf. Seconded by Fritz Cummins. Motion approved. Motion carried.

For the record, John Wolf will not be present at the September meeting.

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

Meeting Adjourned.

Respectfully submitted,  
Kathy Brockway  
August 21, 2014

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