



Le Sueur County, MN

Thursday, September 17, 2015

Regular Session

Item 1

Approved July 16, 2015 Board of Adjustment 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 16, 2015**

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

MEMBERS ABSENT: NONE

OTHERS PRESENT: Michelle R. Mettler

ITEM #1: ERIC & DIANA LOMEN, ST PAUL, MN, (APPLICANT/OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a story and 1/2 detached garage with a 21-foot peak height to include a basement tuck-under garage in a Recreational Residential "RR" District on a Recreational Development "RD" lake, Lake Tetonka. Property is located in Government Lot 2, Section 28, Waterville Township. **VARIANCE IS FOR PEAK HEIGHT. APPLICATION TABLED AT THE MAY 21, 2015 MEETING.**

Eric Lomen was present for application. Township: None. DNR: None. Letters submitted: Vernon & Connie Seurer-not opposed to request (see file).

Discussion was held regarding: Future plan is to retire and live on the lake, need extra space, forgo the 8' door and went with 7' therefore needs the 21' peak height. Road moved, changed garage plans, new septic system installed in 2014, vacated the driveway and changed address, township approval, conditional use permit granted for grading, excavating and filling, complied with County requirements, neighbors contacted and DNR contacted no objections.

PUBLIC COMMENT: Don Wetzel, neighbor to the west, no complaints with the proposal.

Motion was made by Jim Mladek to deny the application. Seconded by John Wolf. Motion approved to deny the request 3-2. Motion carried.

ITEM #2: KARL PODRATZ, ROCHESTER, MN, (APPLICANT/OWNER): **Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a holding tank 2 feet from the road Right-Of-Way (ROW) in a Recreational Residential "RR" District on a Recreational Development "RD" lake, Lake Tetonka. Property is located at Lot 9, Tetonka Beach Subdivision, Section 24, Elysian Township. VARIANCE IS FOR ROAD ROW SETBACK.**

Wayne James, representing the applicant was present for application. Township: None. DNR: None. Letters submitted: Letter from MN Department of Health granting a variance from two wells (see file).

Discussion was held regarding: small lot, well setback approved by the MN Department of Health, no other options for septic location on the small lot, deviate from the road setback in order to stay as far away from the well as possible.

PUBLIC COMMENT: no comments.

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

ITEM #3: CHRISTOPHER SEELY, CLEVELAND, MN, (APPLICANT\OWNER): **Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a 50 x 80 shed 192 feet from the Ordinary High Water Level (OHWL) in a Special Protection "SP" District, on a Natural Environment "NE" lake, Lake Henry. NE 1/4 NW 1/4, Section 3, and the SE 1/4 SW 1/4, Section 34, Cleveland Township. VARIANCE IS FOR OHWL SETBACK.**

Chris Seely was present for application. Township: None. DNR: None. Letters submitted: Le Sueur County Environmental Resource Specialist, Josh Mankowski, recommends approval **with the condition to work with staff to add additional screening between shed and lake.**

Discussion was held regarding: Variance to Ordinary High Water Level, no garage on site, needs storage for vehicles and personal belongings. Access to shed approved by county highway department.

PUBLIC COMMENT: None

Motion was made by Jim Mladek to approve the application. Conditions: **work with staff to add additional screening between shed and lake.** Seconded by John Wolf. Motion approved. Motion carried.

ITEM #4: MICHELLE & JEROME CONLON, ST PETER, (APPLICANT); CHRISTIAN FAMILY LP, LE CENTER, 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 39 feet from the road Right-of-Way (ROW) of Valleyview Dr and 44 feet from the road ROW of Hunters Road in an Urban Rural/Residential "R1" District. Property is located at Lot 6, Block 2, Emily Heights, Section 27, Kasota Township. **VARIANCE IS FOR ROAD ROW SETBACK.**

Michelle Conlon was present for application. Township: Joe Keinlen-in favor of application, approved access. DNR: None. Letters submitted: None.

Discussion was held regarding: Clarification of Willow Road, in order to build on the lot a variance is required, 1.2 acre lot, topography and trees, low spot, water stands, building contractor and septic contractor suggested where to build the house and place the septic, covenants require 700 sq.ft. 3-car garage, according to landowner (Christian) is not planning on developing Hunter Road,

Applicants want to know whether they can build before purchasing the property, discussion regarding vacating Hunter Road, needs to be vacated through district court.

PUBLIC COMMENT: Stephanie Otto, lives on Willow Road, concerned with the placement of the home to close to the road, safety of others as all other homes are constructed further back. Chad Salzwedel, no problems with the application, vacate Hunter Road.

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

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

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

Meeting Adjourned.

Respectfully submitted,
Michelle R. Mettler

July 16, 2015

Tape of meeting is on file in the

