

MEEKER COUNTY BOARD OF ADJUSTMENT MEETING

March 22, 2022

Audio Available

The Meeker County Board of Adjustment met at the courthouse on Tuesday, March 22, 2022 at 5:00pm to consider the following variance applications and other business before the Board. Members present were Kim Hempel, Al Anderson, Galen Nyman and Asst Zoning Administrator Monica Ankrum.

5:00pm

Hempel calls the meeting to order.

The Board states their name for voice recognition.

Hempel asks the Board if they have any corrections or additions to the January 11, 2022 meeting minutes. None are noted.

Nyman makes a motion to approve the meeting minutes.

Anderson seconds the motion.

Motion carried 3-0.

5:01pm

Hempel opens the public hearing for Paul & Marcia Burke, 7600 W 100th St, Bloomington, MN 55438. Property located at 22443 670th Ave, Darwin, MN 55324. That part of Government Lot Six and Eight (6 & 8), more fully described in the application Section Thirty Five (35), Township One Hundred Nineteen (119), Range Thirty (30), Lake Stella, Darwin Township. An application for an Area Variance to install a septic pump tank in variance to the required 75' setback to the OHWL of a Recreational Development Lake and within the Bluff Impact Zone. Also, an Area Variance to reconstruct a dwelling in variance to the required 100' setback to the OHWL of a Recreational Development Lake, a variance to the required 30' setback to the top of the bluff and within the Bluff Impact Zone and a variance to the required 10' setback to the side lot line, all in the R-1 Suburban Residential District and within the Shoreland District.

Justin Wendroth, Nat Madson and Paul & Marcia Burke are present for this hearing.

Ankrum: This property is a 1.15-acre riparian R-1 zoned metes and bounds lot with a property address 22443 670th Ave, Dassel, MN. Section 35, Township 119, Range 30 in Darwin township. Lake Stella is considered a Recreational Development Lake.

Currently there is a cabin on the property built in 1918 which was added on to in 1960, a septic system was installed sometime in the 1970's, 461 square feet of patio pavers installed in 1990 and a 14'x27' deck installed sometime before 2013. From the ordinary high water level, the property appears to be a bluff to approximately 175 feet.

The property owners are requesting to install 128 feet of boulder retaining wall, 107' of rip rap and replace 450 square feet of pavers with new for a total of approximately 66 cubic yards of new material into the shore and bluff impact zone. A new septic plan has been submitted for the site to be installed with the remodel. Total impervious for the site after the project will be approximately 4900 square feet or approximately 10.3%. Erosion control during construction will be placed between the construction and water.

Hempel states that this site has come challenging issues. Her first concern was about the septic—it seems there wasn't a large enough motor to pump it from the lower level. It also looks like there are foundation issues that need to be addressed.

Anderson asks Wendroth how he gets in there with his equipment.

Wendroth says they will be taking trees out in the circle drive. It will be challenging though.

Nyman asks if everything can be done totally on their lot. Yes

Hempel asks if the landscaping will be done first.

Wendroth says, yes, it goes hand-in-hand.

The Board looks over the maps for the well location.

Madson says the shoreline trees will be preserved.

Nyman asks if they are digging and putting in a full basement.

Madson says only under half of it. The goal is to keep the existing retaining wall on the lake side and finish out the footprint with the frost footings and basement on the bluff side.

Anderson makes a motion to close the public hearing.

Hempel seconds the motion.

Motion carried 3-0.

Hempel states that this was an unusual variance request when looking at the initial paperwork. Now that she viewed the site, it all makes sense.

Anderson agrees. He thought there was a lot of variance requests, but after seeing the property he understands. The footprint is not being changed and this will improve the property so much. The water flow will be reduced or slowed down as well.

Anderson says he has no issues with the requests. It will all be beneficial to the property.

Nyman states that moving the septic is a great improvement.

Hempel reads through each variance request:

1. An area variance to be 21.6' rather than the required 85' averaging setback to the OHWL of Lake Stella to remodel and construct a second level on an existing dwelling in the R-1 Suburban Residential District and in the Shoreland District with the condition that all permits must be obtained prior to commencing construction.

Anderson makes a motion to approve.

Nyman seconds the motion.

Motion carried 3-0.

2. An area variance to be 9.2' rather than the required 10' from the side lot line to remodel and put a basement under an existing dwelling in the R-1 Suburban Residential District and in the Shoreland District.

Anderson make a motion to approve.

Hempel seconds the motion.

Motion carried 3-0.

3. An area variance to remodel and place a basement on an existing dwelling within the bluff impact zone.

Anderson makes a motion to approve.

Nyman seconds the motion.

Motion carried 3-0.

4. An area variance to allow a septic tank to be 45' rather than the required 75' from the OHWL of Lake Stella.

Anderson makes a motion to approve.

Hempel seconds the motion.

Motion carried 3-0.

5. An area variance to allow a septic pump tank to be installed in the bluff impact zone.

Anderson makes a motion to approve.

Nyman seconds the motion.

Motion carried 3-0.

5:40pm

Nyman makes a motion to adjourn.

Anderson seconds the motion.

Motion carried 3-0.