

MEEKER COUNTY BOARD OF ADJUSTMENT MEETING

July 18, 2023

Audio Available

The Meeker County Board of Adjustment met at the courthouse on Tuesday, July 18, 2023 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 Zoning Administrator Schultz.

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 May 23, 2023 meeting minutes. None are noted.

Anderson makes a motion to approve the meeting minutes.

Hempel seconds the motion.

Motion carried 3-0.

5:01pm

Hempel opens the public hearing for Daniel Anderson, 73894 177th St, Dassel, MN 55325. The Northeast Quarter of the Northeast Quarter (NE ¼ of the NE ¼), more fully described in the application. Section Twenty Six (26), Township One Hundred Eighteen (118), Range Twenty Nine (29), Collinwood Township. An Area Variance application to construct a house addition in variance to the required 100' setback to the centerline of a township road in the A-1 Agriculture Preservation District.

Daniel & Tricia Anderson, David Anderson and Jon Saksa are present for this hearing.

Schultz: This property is a 60-acre parcel located in the A-1 Agricultural Preservation District, in Section 26, Township 118, Range 29 of Collinwood Township.

Currently on this property is a house built in the late 1800's, a garage and sheds built in approximately 1945, machine sheds built in 1980 and 2012 with a garage built in 2021. The house built in the late 1800's is approximately 70 feet from the township road 177th street which dead ends at their property.

The Andersons are asking for a variance to the ordinance to be able to construct a 6' wide screen porch onto the existing house approximately 64 feet from the center line of township 177th Street. The structure setback to a township road is 100 feet from the road right-of-way the from Meeker Ordinance (Sec. 11.06.B.1.a – Site regulations front yard setback to road right-of-way for all structures.)

The following variance would be required for the project:

A variance to the center line of 177th for the placement of a new 6-foot-wide porch addition. The new structure will be 64 feet from the center line of 177th street. A 36-foot variance will be required.

Dan Anderson says that when they built the barn they were 100' back from the road, which was possible. He'd like to add a wrap around porch, but where the house is located, he can't make the road setback. The house would look a lot nicer and it would give more usability. The road dead ends right there. It is single lane. Dan and his dad grade the road in the summer and the township plows the road in the winter. The porch won't have a foundation.

Jon Saksa says that he and his wife are in full agreement to allow for the variance.

Hempel states that without this hearing, she wouldn't have known that was a township road. It is not a typical road.

Al Anderson says that this looks like a great idea and doesn't have any issues.

Nyman says he was also surprised to see that they were applying for a variance, as he knows the area well. He also doesn't see any issues granting this variance.

Anderson makes a motion to close the public hearing.

Nyman seconds the motion.

Motion carried 3-0.

Anderson makes a motion to approve the area variance to be 64 feet rather than the required 100-foot setback to the center line of 177th Street, to allow construction of a 6' x 46' wrap around screen porch in an A-1 Agricultural Preservation District with the condition that all permits must be obtained prior to building the addition.

Nyman seconds the motion.

Motion carried 3-0.

5:07pm

Hempel opens the public hearing for Robert Stepien, 1506 Armstrong Ave N, Glencoe, MN 55336. Property located at 20377 624th Ave, Litchfield, MN 55355. Lot Nine (9), Minnie Belle Beach, Lake Minnie Belle. An application for a Area Variance to construct a dwelling in variance to the required 75' setback to OHWL of a General Development Lake, a variance to the required 35' setback to the road right of way and a variance to the required 10' setback to a septic holding tank all in the R-1 Suburban Residential District and within the Shoreland District.

Robert Stepien, Bob Snegosky and Rob Kruger are present for this hearing.

Schultz: This property is approximately 5288 square feet or .12-acre R-1 Suburban Residential, riparian part of lot 9 of Minnie Belle Beach formed in June 1954. Located in Section 12, Township 118, Range 31 of Greenleaf Township. Lake Minnie Belle is a General Development Lake.

Currently on this property is a cabin built in 1955 and a utility shed built in 1955. No record of when the septic was installed on the property. The owner is intending on building a new dwelling on-site with a new septic holding tank. Impervious after construction will be approximately 21%.

The property owner is requesting a variance to the OHWL of Lake Minnie Belle for the replacement of the current dwelling utilizing approximately the lakeside footprint of the existing dwelling for the lakeside setback for construction. He is also asking to allow a holding tank to be allowed for new construction that is 7.5 feet away from the new structure. The drawing submitted with the application shows the setback at 29.87 feet from the OHWL and 9.33 feet from the road right-of-way of 624th Avenue. General Development lakes have a building setback of 75 feet from the OHWL from Meeker Ordinance (Sec. 19.A.04.B.a – Placement of Structures on lots) Using the averaging allowance from Meeker Ordinance (Sec. 19A.04. B.1) a 43-foot average setback was calculated of existing structures 600 feet on either side of the property. Meeker Ordinance (Sec. 13.04.B.1 – Site regulations front yard setback to road right-of-way for all structures.) addresses the right-of way setbacks. Meeker Ordinance (Sec.22.13.E.7.f General requirements for SSTS) allowance of a holding tank for new construction. (Sec.22.13.E.7.L General requirements for SSTS) Minimum setback distances.

Variances Required:

Setback of dwelling to Lake Minnie Belle OHWL. Required 75'; requested 29.87' from site plan, therefore a variance of 45.13' would be needed. The averaging setback is 43' from OHWL for the property therefore 20.13' variance would be needed to be closer than 50 feet since averaging to the OHWL is not allowed without a variance within 50 feet.

Setback of dwelling to 624th Avenue. Required 35'; requested 9.33' from site plan. Therefore, a variance of 25.67' would be needed.

Variance to allow a holding tank for new construction which is 7.5 feet from the new structure.

Stepien states that it is a very small lot that they are trying to upgrade. The cabin will still remain seasonal.

Snigosky believes this will be a nice upgrade.

Kruger says that he is in agreement, especially if it will be in the same footprint.

Hempel states that it will actually be a little further away from the lake, which is appreciated.

Anderson comments that the shoreline looks nice with the block and the artificial turf.

Hempel hopes that they will be able to keep the trees. The lot is challenged.

Anderson likes that they will be backing up away from the lake a little bit. The expansion is not a lot.

Nyman agrees. He likes that they will be leaving the trees. The lake side of the house has ample room to enjoy.

Nyman makes a motion to close the public hearing.

Anderson seconds the motion.

Motion carried 3-0.

Hempel reads all the variances:

Approve or deny an area variance to be 45.13' feet rather than the required 75' foot setback to the OHWL of Lake Minnie Belle to allow a new dwelling to be built on the property in the R-1 Suburban Residential District and in the Shoreland District with the condition that the septic system is compliant and all permits must be obtained prior to building new dwelling on property.

Approve or deny an area variance to be 9.33' feet rather than the required 35' foot setback to a township road in the R-1 Suburban Residential District and in the shoreland district for the building of a new dwelling on the property.

Approve or deny a variance to allow a holding tank for new construction.

Approve or deny an area variance to be 7.5' feet rather than the required 10' foot setback to a dwelling with the installation of a holding tank.

Anderson makes a motion to approve all variances.

Nyman seconds the motion.

Motion carried 3-0.

5:20

The Board does the finding of facts.

5:30pm

Anderson makes a motion to adjourn.

Hempel seconds the motion.

Motion carried 3-0.