

MEEKER COUNTY BOARD OF ADJUSTMENT MEETING

August 15, 2023

Audio Available

The Meeker County Board of Adjustment **met at the courthouse on Tuesday, August 15, 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 July 18, 2023 meeting minutes. None are noted.

Nyman makes a motion to approve the meeting minutes.

Hempel seconds the motion.

Motion carried 3-0.

5:01pm

Hempel opens the public hearing for Edward & Jeannette Bankes, 32309 748th Ave, South Haven, MN 55382. Lot Eight (8), Wildwood Terrace, Lake Francis, Kingston Township. An application for an Area Variance to construct an attached garage with a bonus room in variance to the required 35' setback to the road right of way in the R-1 Suburban Residential District and within the Shoreland District.

Edward Bankes is present for this hearing.

Schultz: This property is an approximate 9,908 square foot riparian R-1 zoned, Lot 8 of Wildwood Terrace formed July of 1956. Located in section 12, Township 120, Range 29 of Kingston Township.

Currently on this property is a house built in 2017 with a shed built in approximately 1990.

Septic holding tank was installed on the property in 2017.

The Bankes are asking for a variance to the ordinance for setback to road right of way to be able to construct an 876 square foot garage covered porch addition to the existing house on the property. The Bankes are intending to use pervious pavers for the driveway and sidewalk which will bring down the impervious coverage on the lot for the project to 24.9%.

They are asking to be 21.3 feet from the ROW for a garage addition. The structure setback to a township road is 35 feet from the ROW for a R-1 zoned property. From Meeker Ordinance (Sec. 13.04.B.1 – 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 road right-of-way of 748th Ave for a garage addition. The new structure will be 21.3 feet from the ROW. A 13.7-foot variance will be required for the project.

Bankes states that he talked to an excavator about the pervious paves to make sure his coverage would be down below 25%. The excavator will not bring any more fill into the property.

Hempel says she appreciates him getting the pervious down. It will help towards the lake and also towards the road.

Anderson feels he is doing a great job with the property. The way it is landscaped is great.

Nyman appreciates his willingness to remove the concrete and put in pervious pavers.

Bankes says they plan to retire there, so that was the purpose for the garage addition.

Hempel states that this is in alignment with the neighbors.

Anderson makes a motion to close the public hearing.

Hempel seconds the motion.

Motion carried 3-0.

Hempel: We need to approve or deny an area variance to be 21.3 feet rather than the required 35-foot setback to the ROW of 748th Ave to allow construction of a garage addition in an R-1 Suburban Residential District and in the shoreland district of Lake Francis.

Anderson makes a motion for approval.

Nyman seconds the motion.

Motion carried 3-0.

Nyman makes a motion to adjourn.

Hempel seconds the motion.

Motion carried 3-0.