

MEEKER COUNTY BOARD OF ADJUSTMENT MEETING
September 28, 2021

The Meeker County Board of Adjustment **met on-site on Tuesday, September 28, 2021 at 9:00am** to consider the following variance application and other business before the Board. Members present were Kim Hempel, Al Anderson, Galen Nyman and Zoning Administrator Greg Schultz.

9:00am

The Board views the property.

9:31am

Hempel calls the meeting to order.

Gordon & Kathy Crupi and Lisa & Dennis Przybilla are present.

Schultz: This property is a 15,925 square foot (.36 acre) R-1 Suburban Residential District Lots 12 and 13 of Melody Lane, which was created November of 1959, before the shore land ordinance of December 6, 1972. The lot is small in width, depth and area. This plat is located in Section 11, Township 120 and Range 29 of Kingston Township. Lake Francis is classified as a General Development Lake.

The property owner is requesting an area variance of 9.6 feet to the setback of the public road right-of-way of 738th Ave for the construction of a dwelling. The structure will be placed 25.4 feet from the road right-of-way. Currently the setback to a public road in the R-1 District is 35' feet from the road right-of-way from Meeker Ordinance Article 13 Section 13.04.B.

The property owner is also requesting an area variance of 8.4 feet to the setback of Lake Francis to build a porch on the dwelling. The dwelling will require a 2.7-foot variance without the porch. The structure with porch will be placed 42.6 feet from the OHWL. The structure without porch will be placed 48.3 feet from the OHWL of the General Development Lake Francis which standardly is 75' from Meeker Ordinance Article 22 Section 22.13.I. Using the averaging rule up and down the shore line 600 feet indicated and average set back of 51 feet for this lot.

The property owner is also requesting to install a holding tank which would be considered a use variance rather than a Type I, II or III system in order to serve the needs of the new 3-bedroom dwelling on the property. Bernie Miller an Advanced Licensed Septic contractor indicated that the site, due to limited space, flood plain and poor soils was not a candidate for a full septic system. Meeker Ordinance Article 22 Sec. 22.13.E.7.f states in no case shall holding tanks be allowed for new structures.

Hempel states that the Board just viewed this property. Her main concern was the holding tank and how that may handcuff future owners to make it bigger, but after seeing the property she sees that that concern is eliminated. Hempel also likes that the proposed house will be farther away from the lake.

Lisa Przybilla says that she wanted it farther away from the lake, as that is where they generally hang out.

Anderson asks where the new well will be located. *On the south side.*

Nyman likes that the house will be further away from the lake and that there won't be problems with the holding tank in the future.

Anderson makes a motion to close the public hearing.
Nyman seconds the motion.
Motion carried 3-0.

Nyman makes a motion to approved all the requested variances.
Anderson seconds the motion.
Motion carried 3-0.

9:40am

Anderson makes a motion to adjourn.
Nyman seconds the motion.
Motion carried 3-0.