

# LE SUEUR COUNTY BOARD OF ADJUSTMENT

## MEETING AGENDA

**Meeting Date:** May 19, 2022

**Time:** 3:00 PM

**Place:** Le Sueur County Environmental Services Building

515 South Maple Ave, Le Center, MN

**Onsite Date:** May 19, 2022

**Onsite Time:** 12:30 pm

*\*\*Board of Adjustment Members if you CANNOT be at the meeting contact Mindy at 357-8538.*

1. Call To Order
2. Agenda: Additions/Corrections/Approval
  - 2.I. May 19, 2022 Board Of Adjustment Agenda

Documents:

[05-19-2022 AGENDA.PDF](#)

3. Meeting Minutes: Additions/Corrections/Approval
  - 3.I. DRAFT April 21, 2022 Minutes

Documents:

[04-21-2022 DRAFT MINUTES.PDF](#)

4. Applications

- 4.I. CHAD & SUNNI NEEGAARD, WALDORF, MN, (APPLICANT/OWNER):  
request that the County grant an extension to Variance # 2021028 from the Le Sueur County Zoning Ordinance to allow the applicant a reduced parking area; Replace/repair an existing deck and porch 7 feet from the property line and 31 feet from the Ordinary High Water Level (OHWL); Construct a shed 5 feet from the property line, 14 feet from the road Right-Of-Way (ROW), and 70 feet from the OHWL in a Recreational Residential "RR" Shoreland District and a Flood Fringe "FF" Floodplain Overlay District, Lake Tetonka, a Recreational Development "RD" lake. Property is located in

Government Lot 3, Section 19, Waterville Township. **VARIANCE IS FOR property line, road row, ohwl SETBACKS, & PARKING area.**

Documents:

[PACKET \(NEEGARD\).PDF](#)

4.II. MIKE KRAL, NEW ULM, MN, (APPLICANT\OWNER):

request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to reduce the road Right-Of-Way (ROW) setback from 65 feet to 16 feet for the construction of a dwelling with an attached garage; Increase the total impervious surface coverage from a maximum of 25% to 31.7% in a Recreational Residential "RR" Shoreland District, Lake Washington, a Recreational Development "RD" lake. Property is located in Baker Bay Subdivision, Lot 8, Section 12, Kasota Township. **VARIANCE IS FOR road row setback, and impervious surface.**  
**APPLICATION WAS TABLED AT the APRIL 21, 2022 MEETING.**

Documents:

[PACKET \(KRAL\).PDF](#)

4.III. JAMIE JANSEN, BLOOMINGTON, MN, (APPLICANT\OWNER):

request that the County grant an After-The-Fact multi-component Variance from the Le Sueur County Zoning Ordinance to allow the applicant to reduce the front yard setback from 65 feet to 37 feet from the road Right-Of-Way (ROW), reduce the side yard setback from 10 feet to 6 feet to the property line to accommodate an accessory structure; Increased structure peak height from 15 feet to 20 feet, reduced required lot area from 40,000 square feet to 14,928 square feet and reduced required lot width from 150 feet to 50 feet to accommodate a future guest cottage in a Recreational Residential "RR" Shoreland District, Lake Jefferson, a Recreational Development "RD" lake. Property is located in Roemer's Cove Subdivision, Lot 16, Section 7, Elysian Township. **ATF VARIANCE IS FOR ROAD ROW AND PROPERTY LINE SETBACKS, PEAK HEIGHT, LOT AREA, AND LOT WIDTH.**

Documents:

[PACKET \(JANSEN\).PDF](#)

4.IV. JAMES KALINA, MANKATO, MN, (APPLICANT); JAMES & JANENE KALINA, MANKAOT MN, (OWNER):

request that the County grant an After-The-Fact Variance from the Le Sueur County Zoning Ordinance to allow the applicant to reduce the setback to the Ordinary High Water Level (OHWL) from 100 feet to 90 feet, reduce the side yard property line setback from 10 feet to 2 feet, reduce the septic tank setback from 10 feet to 6 feet to accommodate an accessory structure; Increase the total impervious surface coverage from a maximum of 25% to 33% in a Recreational Residential "RR" Shoreland District, Lake Jefferson, a Recreational Development "RD" lake. Property is located in Geldner's Unrecorded Plat, Lot 23, Section 6, Elysian Township. **VARIANCE IS FOR OHWL, PROPERTY LINE, AND SEPTIC SETBACKS, AND IMPERVIOUS**

## **SURFACE.**

Documents:

[PACKET \(KALINA\).PDF](#)

### 4.V. JOSHUA SMITH, KILKENNY, MN, (APPLICANT\OWNER):

request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to reduce the setback from a Township Road Right-Of-Way (ROW) from 65 feet to 32 feet to accommodate a new single-family dwelling in a Special Protection “SP” Shoreland District, Gorman Lake, a Recreational Development “RD” lake. Property is located in the SW 1/4 of the NE 1/4, Section 13, Cordova Township. **VARIANCE IS FOR road row setback.**

Documents:

[PACKET \(SMITH\).PDF](#)

5. Discussion Items
6. Warrants/Claims
7. Adjourn

**Board of Adjustment Hearing Procedure:** The Chairman calls the meeting to order, then calls the item to be heard and asks the Applicant or representative present to come to the podium to answer any questions or present any comments. The Chairman opens the meeting to the public. Each speaker comes to the podium and states their name for the record prior to making a statement or posing a question. All questions or comments are to be directed **to the board, not the applicant.** After the public comments the Board of Adjustment publicly discusses the information and reviews the findings before making a motion. All meetings are recorded.