

# LE SUEUR COUNTY BOARD OF ADJUSTMENT

## MEETING AGENDA

**Meeting Date: June 16, 2022**

**Time: 3:00 PM**

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

515 South Maple Ave, Le Center, MN

**Onsite Date: June 16, 2022**

**Onsite Time: 11:00 AM**

*\*\*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. June 16, 2022 Agenda

Documents:

[06-16-2022 AGENDA.PDF](#)

3. Meeting Minutes: Additions/Corrections/Approval
  - 3.I. DRAFT May 19, 2022 Minutes

Documents:

[05-19-2022 DRAFT MINUTES.PDF](#)

- 3.II. DRAFT May 26,, 2022 Minutes

Documents:

[05-26-2022 DRAFT MINUTES.PDF](#)

4. Applications

- 4.I. IMPACT POWER SOLUTIONS, ROSEVILLE, MN, (APPLICANT); JOAN MARIK, FARIBAULT, MN, (OWNER):

Request that the County grant a Variance from the Le Sueur County Zoning Ordinance

to allow the applicant to reduce the required setback between a large Solar Energy System (SES) and a residential structure from 750 feet to 556 feet and from another residential structure from 750 feet to 489 feet in an Agriculture "A" District. Property is located in the NW 1/4 of the NW 1/4, Section 15, Waterville Township. **VARIANCE IS FOR Large SES to a dwelling setback.**

Documents:

[PACKET \(IPS SOLAR\\_MARIK\).PDF](#)

- 4.II. KEN MCCUSKEY, AMES, IA, (APPLICANT); KENNETH & MARIE MCCUSKEY, AMES, IA, (OWNER):

Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to reduce the required setback from the top of a bluff from 30 feet to 20 feet; reduce the required setback from the road Right-Of-Way (ROW) from 65 feet to 43 feet, and 26.3 % total impervious surface coverage of the lot to accommodate the construction of a new dwelling in a Recreational Residential "RR" District, Lake Francis, a Recreational Development "RD" lake. Property is located in Warner Subdivision, Lot 1 and part of Lot 2, Section 33, Elysian Township.

**VARIANCE IS FOR bluff and road row setbacks and impervious surface.**

Documents:

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

- 4.III. NOVEL ENERGY SOLUTIONS, ST PAUL, MN, (APPLICANT); TIMOTHY GUNDERSON, KASOTA, MN, (OWNER):

Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to reduce the required 1 mile (5,280 ft) setback from the road Right-Of-Way (ROW) of a Scenic Byway (County State Aid Highway 21) to 5,148 feet to accommodate a potential Large Solar Energy System in an Agriculture "A" District. Property is located in the NE 1/4 of the SE 1/4, Section 4, Kasota Township.

**VARIANCE IS FOR scenic byway road row setback.**

Documents:

[PACKET \(NOVEL ENERGY\\_GUNDERSON\).PDF](#)

- 4.IV. IAN RUDE, MADISON LAKE, MN, (APPLICANT); IAN & DENISE RUDE, MADISON LAKE, MN, (OWNER):

Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to reduce the required setback from a Township road Right-Of-Way (ROW) from 25 feet to 8 feet; and 29.4% total impervious surface coverage of the lot to accommodate a detached garage on a legal nonconforming lot in a Recreational Residential "RR" District, Lake Jefferson, a Recreational Development "RD" lake. Property is located in Wildwood Subdivision, Lot 4, Section 3, Washington Township.

**VARIANCE IS FOR road row setback and impervious surface.**

Documents:

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

4.V. TRULIE BOLTON, MANKATO, MN, (APPLICANT\OWNER):

Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to reduce the required setback from a septic tank to a dwelling from 10 feet to 3 feet, and reduce the required setback from the bluff from 30 feet to be located within the bluff to accommodate a septic pump tank and a septic system drainfield in an Urban/Rural Residential "R1" District. Property is located in the Arrowwood Subdivision, Lot 24, Block 2, Section 8, Kasota Township. **VARIANCE IS FOR structure and bluff setbacks.**

Documents:

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

4.VI. TONY OTTO, ELYSIAN, MN, (APPLICANT); ANTHONY & NANETTE OTTO, ELYSIAN, MN, (OWNER):

Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to enlarge a nonconforming structure; reduce the required setback from a private road Right-Of-Way (ROW) from 65 feet to 34 feet; to reduce the required setback from a structure to a septic tank from 10 feet to 5 feet; and reduce the required setback from the Ordinary High Water Level (OHWL) from 100 feet to 41 feet to the East and 65 feet to the North to accommodate a dwelling addition and attached garage in a Recreational Residential "RR" District, Lake Jefferson, a Recreational Development "RD" lake. Property is located in Roemer's Cove, Lot 21, Block 1, Section 7, Elysian Township. **VARIANCE IS FOR ENLARGING A NONCONFORMING LOT AND road row, SEPTIC TANK AND OHWL SETBACKS.**

Documents:

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

4.VII. ASHLEY BURKLAND, MADISON LAKE, MN, (APPLICANT); CARL & ASHLEY BURKLAND, MADISON LAKE, MN, (OWNER):

Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to reduce the required setback from a Township road Right-Of-Way (ROW) from 65 feet to 58 feet; reduce the required setback from the Ordinary High Water Level (OHWL) from 100 feet to 91 feet; reduce the required setback from the top of a bluff from 30 feet to 12 feet for an existing nonconforming structure in a Recreational Residential "RR" District, Lake Jefferson, a Recreational Development "RD" lake. Property is located in Biehn's Southview, Lot 9, Section 4, Washington Township. **VARIANCE IS FOR road row, owhl and bluff setbacks.**

Documents:

[PACKET \(BURKLAND\).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.