

**LE SUEUR COUNTY BOARD OF ADJUSTMENT**  
**AGENDA**

**Meeting Date:** April 22, 2021

**Time:** 3:00 PM

**Place:** *Le Sueur County Board of Commissioners has declared a State of Emergency due to the COVID-19 Pandemic. The public hearing will be held remotely. Please contact the Department or refer to the County Website for more detailed information regarding participation in the public hearing.*

Meeting Link:

<https://lesueurcounty.webex.com/lesueurcounty/j.php?MTID=mf722b3f48029fce050659ff165326fec>

Meeting number (access code): 187 734 7792

Meeting password: County

Join by phone: (408) 418-9388

**Onsite Date:** April 22, 2021

**Onsite Time:** 10:00 AM

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

1. Call to Order
2. Agenda: Additions/Corrections/Approval
3. Meeting Minutes: **February 18, 2021 & March 18, 2021.** Additions/Corrections/Approval
4. Applications

**ITEM #1: CHAD & SUNNI NEEGAARD, WALDORF, MN, (APPLICANT\OWNER):** Request that the County grant a Variance 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. APPLICATION WAS POSTPONED FROM THE MARCH 18, 2021 MEETING.**

**ITEM #2: JAMES ARENTSON, MANKATO, MN, (APPLICANT); PAUL & JULIA HILFER, MADISON LAKE, MN, (OWNER):** Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct an attached garage 53 feet from the road Right-Of-Way (ROW); Reduced lot size of a nonconforming lot; and Total impervious surface coverage of 37.8% of the lot in a Recreational Residential "RR" Shoreland District, Lake Washington, a Recreational Development "RD" lake. Property is located at Lots 9, 10, 22, & 23, Linder Bay Subdivision, Section 17, Washington Township. **VARIANCE IS FOR ROAD ROW SETBACK, NONCONFORMING LOT SIZE & IMPERVIOUS SURFACE. APPLICATION WAS TABLED AT THE MARCH 18, 2021 MEETING.**

**ITEM #3: BRIDGET & NICK HERMER, MADISON LAKE, MN, (APPLICANT\OWNER):** Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to enlarge a nonconforming structure 16 feet from the bluff in a Recreational Residential "RR" Shoreland District, Lake Washington, a Recreational Development "RD" lake. Property is located at Lot 23, Connors Point Subdivision, Section 18, Washington Township. **VARIANCE IS FOR ENLARGING A NONCONFORMING STRUCTURE & BLUFF SETBACK. APPLICATION WAS TABLED AT THE MARCH 18, 2021 MEETING.**

**ITEM #4: RUSTY TIEDE, LE CENTER, MN, (APPLICANT); RUSTY & NANCY TIEDE REVOCABLE TRUST, LE CENTER, MN, (OWNER):** Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to construct a grain bin 48 feet from the road Right-Of-Way (ROW) in an Agriculture “A” District. Property is located in the SW 1/4, Section 27, Derrynane Township. **VARIANCE IS FOR ROAD ROW SETBACK.**

**ITEM #5: MATHEW & ANDREA HAUGE, NEW ULM, MN, (APPLICANT\OWNER):** Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to enlarge a nonconforming structure; Construct a dwelling addition 7 feet from the west property line & 22 feet from the road Right-Of-Way (ROW); Total impervious surface coverage of 31.04 % of the lot in a Recreational Residential “RR” Shoreland District, German Lake, a Recreational Development “RD” lake. Property is located at Lot 22, Block 1, Stavenau’s Beach, Section 9, Elysian Township. **VARIANCE IS FOR ENLARGING A NONCONFORMING STRUCTURE, PROPERTY LINE & ROAD ROW SETBACKS, & IMPERVIOUS SURFACE.**

**ITEM #6: DERRICK & STEPHANIE LEDVINA, CLEVELAND, MN, (APPLICANT); RICK LEDVINA, WAUSAUKEE, WI, (OWNER):** Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to enlarge a nonconforming structure 16 feet from the bluff and 17 feet from the road Right-Of-Way (ROW) in a Recreational Residential “RR” Shoreland District, Lake Jefferson a Recreational Development “RD” lake. Property is located at Lot 4, Block 1, Cape Horn, Section 1, Cleveland Township. **VARIANCE IS FOR BLUFF & ROAD ROW SETBACKS, & ENLARGING A NONCONFORMING STRUCTURE.**

**ITEM #7: SCHMAHL CONSTRUCTION LLC, ELYSIAN, MN, (APPLICANT); PHYLLIS MARTINSON, 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 for height 25 feet from the bluff in a Recreational Residential “RR” District, German Lake, a Recreational Development “RD” lake. Property is located at Lot 20, Stavenau’s Beach, Section 9, Elysian Township. **VARIANCE IS FOR ENLARGING A NONCONFORMING STRUCTURE & BLUFF SETBACK.**

**ITEM #8: SOLAR CONNECTION INC, ROCHESTER, MN, (APPLICANT); JOE & CHRISTINE CHRISTENSON, WATERVILLE, MN, (OWNER):** Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow an existing dwelling 20 feet from the property line in an Agriculture “A” District and a Mineral Resources “MR” Overlay District. Property is located in the NW 1/4 NW 1/4, Section 22, Waterville Township. **VARIANCE IS FOR PROPERTY LINE SETBACK.**

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

**Board of Adjustment Hearing Procedure:** Due to COVID 19 the public hearings are held remotely. Keep your microphone muted until you choose to make a comment or ask a question. The Chairman calls the meeting to order, then calls the item to be heard and asks the Applicant or representative to answer any questions or present any comments. The Chairman opens the meeting to the public. Each speaker 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.