

LE SUEUR COUNTY BOARD OF ADJUSTMENT

Mailing address: 88 SOUTH PARK AVE
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LE CENTER, MINNESOTA 56057

June 20, 2019

MEMBERS PRESENT: Colin Harris, Jeanne Doheny, Jim Mladek, Roy McIntyre

MEMBERS ABSENT: John Wolf

OTHERS PRESENT: Joshua Mankowski

1. **Call to Order** at 3:00 by Chairperson Jeanne Doheny.
2. **Agenda:** Additions/Corrections **BOHN WELL DRILLING, JORDAN, MN, (APPLICANT); ANDREW & HEIDI KNIGHT, NEW PRAGUE, MN, (OWNER)** withdrew their application. Motion to approve agenda by Jim Mladek. Seconded by Roy McIntyre. Motion approved. Motion carried.
3. **Meeting Minutes:** May 16, 2019 Additions/Corrections None. Motion to approve minutes by Colin Harris. Seconded by Jim Mladek. Motion approved. Motion carried.
4. **Applications**

ITEM #1: BOHN WELL DRILLING, JORDAN, MN, (APPLICANT); ANDREW & HEIDI KNIGHT, NEW PRAGUE, MN, (OWNER): Request that the County grant an extension of Variance # 18075 granted June 21, 2018 for a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a septic system drainfield 11 feet from an existing accessory structure in an Urban/Rural Residential "R1" District. Property is located at Lot 18, Eastwood Acres Subdivision, Section 1, Lanesburgh Township. **VARIANCE IS FOR STRUCTURE SETBACK. APPLICATION IS FOR AN EXTENSION FOR AN APPROVED VARIANCE.**

Applicant withdrew application.

ITEM #2: DENNIS SEGAR, MANKATO, MN, (APPLICANT/OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to replace an addition on a non-conforming structure 16 feet from the road Right-Of-Way (ROW) and construct a driveway 11 feet in width in a Recreational Residential "RR" District, on Lake Washington, a Recreational Development "RD" lake. Property is located at Lot 3, Loeffler's Subdivision #2, Section 17, Washington Township. **VARIANCE IS FOR ENLARGING A NON-CONFORMING STRUCTURE, ROAD ROW SETBACK, AND DRIVEWAY WIDTH**

Dennis Segar was present for the application. Township: None. DNR: none. Letters submitted: Holly Kalbus, Environmental Resources Specialist stating her recommendation for approval.

Discussion was held regarding: The structure has been in the family a very long time. Part of the structure is so rotten it cannot be fixed, it must be replaced. Dennis Segar explained that their intent is to restore the old cabin, it has a lot of significance to their family and they do not plan to update the building. Discussion was held on the proposed driveway width and impervious surface on the lot.

Motion was made by Jim Mladek to Approve the application as written. Seconded by Roy McIntyre. Motion approved. Motion carried.

ITEM #3: DIANNE MILLER, LONSDALE, MN, (APPLICANT\OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a holding tank 6 feet from the dwelling and 6 feet from the east property line in a Recreational Residential "RR" District, on Lake Volney, a Recreational Development "RD" lake. Property is located at Lot 4, Brockway Beach Subdivision, Section 6, Kilkenny Township. **VARIANCE IS FOR DWELLING AND PROPERTY LINE SETBACKS.**

Mike Skluzacek of M.S. Excavating was present for the application. Township: None. DNR: None. Letters submitted: None.

Discussion was held regarding: The old tank has been taking on water and needs to be pumped often. Due to the water table, the proposed tank is low-profile. There was continued discussion on the design features of the tank and that the proposed location.

Motion was made by Colin Harris to Approve application as written. Seconded by Roy McIntyre. Motion approved. Motion carried.

ITEM #4: RICHARD & CYNTHIA COTES, LE CENTER, MN, (APPLICANT\OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a pump tank 45 feet from the drainageway, 59 feet from the Ordinary High Water Level (OHWL), 8 feet from the deck; install septic tanks 8 feet from the deck and 59 feet from the OHWL; install septic drainfield 7 feet from the road Right-Of-Way (ROW), 8 feet from the attached garage, 31 feet from a drainageway and 4 feet from the shed in a Recreational Residential "RR" District, on Lake Volney, a Recreational Development "RD" lake. Property is located at Lot 21, Elwood Subdivision, Section 36, Lexington Township. **VARIANCE IS FOR DRAINAGEWAY, OHWL, STRUCTRE, AND ROAD ROW SETBACKS.**

Mike Skluzacek of M.S. Excavating was present for the application. Township: none. DNR: none. Letters submitted: None.

Discussion was held regarding the fact that the property owners had previously obtained a variance to install a holding tank but did not complete the project. The property owners decided to pursue other options besides a holding tank. New design incorporates a drain field on the front side of the house. Continued discussion about the proposed system, other possible options for septic, and setbacks.

Motion was made by Roy McIntyre to Approve the application. Conditions: 1. No perimeter drain tile be installed around the structure within 20 feet of the absorption area of the septic drainfield. Seconded by Roy McIntyre. Motion approved. Motion carried.

ITEM #5: CHARLES MYHRA, ST PETER, MN, (APPLICANT\OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a septic drainfield 14 feet from the bluff, 14 feet from the dwelling, 6 feet from the rear property line, 2 feet from the side property line, and 1 foot from a shed in a Recreational Residential "RR" District, on Lake Emily, a Recreational Development "RD" lake. Property is located in Government Lot 5, Section 25, Kasota Township. **VARIANCE IS FOR BLUFF, STRUCTURE, AND PROPERTY LINE SETBACKS.**

Glen Schilling of St. Peter Well was present for the application. Township: None. DNR: None. Letters submitted: None.

Discussion was held regarding the new septic location and design. Soils on the site were very complex; needed to do a lot of soil borings. Completely different design requirements from one side of the lot to the other. Discussion about the existing shed and possible removal. Glen Schilling state he recommended to the homeowner to direct rain gutters away from the absorption area of the septic to reduce any possible oversaturation.

Motion was made by Jim Mladek to Approve the application. Conditions: 1. No perimeter drain tile installed around the structure within 20 feet of the absorption area of the septic system drainfield. 2. Gutters to be installed to direct runoff away from the absorption area of the septic system drainfield. Seconded by Roy McIntyre. Motion approved. Motion carried.

ITEM #6: LOREN ALLAS, AUSTIN, MN, (APPLICANT\OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to install a holding tank 4 feet from the property line in a Recreational Residential "RR" District, and a Flood Fringe "FF" Floodplain Overlay District on Lake Tetonka, a Recreational Development "RD" lake. Property is located at Lot 17, Tetonka Beach Subdivision, Section 24, Elysian Township. **VARIANCE IS FOR PROPERTY LINE SETBACK.**

Loren Allas was present for the application. Township: None. DNR: None. Letters submitted: None.

Discussion was held regarding the need for a variance from setbacks in order to install a new holding tank to address noncompliance.

Motion was made by Colin Harris to Approve the application as presented. Conditions: None. Seconded by Roy McIntyre. Motion approved. Motion carried.

5. **Discussion Items:** Building Foundations: Making Solid Land Use Decisions training was discussed.
6. **Warrants/Claims:** Sign warrants/claim sheets
7. **Adjourn:** Motion to adjourn meeting by Jim Mladek. Seconded by Colin Harris. Motion approved. Motion carried. Meeting Adjourned.

Respectfully submitted,

Joshua Mankowski