

LE SUEUR COUNTY BOARD OF ADJUSTMENT

Mailing Address: 88 SOUTH PARK AVE
Physical Address: 515 SOUTH MAPLE AVE
LE CENTER, MINNESOTA 56057

January 16, 2020

MEMBERS PRESENT: Jeanne Doheny, Jim Mladek, John Wolf, Roy McIntyre

MEMBERS ABSENT: Colin Harris

OTHERS PRESENT: Joshua Mankowski

1. **Call to Order** at 3:00 p.m. by Chairperson Jeanne Doheny.
2. **Agenda:** Additions/Corrections: None. Motion to approve agenda by Jim Mladek. Seconded by Roy McIntyre. Motion approved. Motion carried.
3. **Meeting Minutes:** December 19, 2019 Additions/Corrections: None. Motion to approve minutes by John Wolf. Seconded by Jim Mladek. Motion approved. Motion carried.
4. **Applications:**

ITEM #1: STEVE & KAREN THEISSEN, WATERVILLE, MN, (APPLICANT\OWNER):

Request that the County grant an After-The-Fact Variance from the Le Sueur County Zoning Ordinance to allow a total of 27.3 % impervious surface coverage, and creating impervious surface within the bluff 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 2, Block 1, Warner's Tetonka Addition, Section 19, Waterville Township.

VARIANCE IS FOR IMPERVIOUS SURFACE.

Steve & Karen Theissen were present for application. Township: Al Gerhke stated Waterville Township's support of the application as presented. DNR: None. Letters submitted: Holly Kalbus, Environmental Resources Specialist, recommending denial of the application.

Discussion was held regarding: The bluff slide, removal of a patio at the base of the bluff, and an initial discussion with Holly Kalbus before the survey was completed were conversed. The proposed removal of impervious surface as well as the issues with removing additional areas were discussed. The letter from Holly Kalbus, Environmental Resources Specialist was talked about.

Motion was made by John Wolf to Table the application to allow the applicant to further reduce the requested amount of impervious surface. Seconded by Roy McIntyre. Motion approved. Motion carried.

ITEM #2: RANDALL JOHNSON, CLEVELAND, MN, (APPLICANT\OWNER):

Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to replace a dwelling on an existing basement within the bluff and bluff impact zone in a Recreational Residential "RR" District, on Lake Jefferson, a Recreational Development "RD" lake. Property is located at Lots 9 & 10, Jefferson Highlands, Section 2, Cleveland Township.

VARIANCE IS FOR BLUFF SETBACK.

Randal Johnson was present for application. Township: None. DNR: None. Letters submitted: Holly Kalbus, Environmental Resources Specialist recommending approval with a condition:

Plant deep rooted Minnesota native vegetation in the area west of Garage 2 which is located within the bluff impact zone. The native vegetation will help slow down stormwater runoff, and protect the bluff.

Discussion was held regarding: The lack of the required survey markers onsite was discussed.

Motion was made by Jim Mladek to Table the application to allow the applicant to have the site staked as per the survey. Seconded by Roy McIntyre. Motion approved. Motion carried.

ITEM #3: LINDA GOOD, CLEVELAND, MN, (APPLICANT/OWNER): Requests that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow a total of 37.3 % impervious surface coverage in a Recreational Residential "RR" District, on Lake Jefferson, a Recreational Development "RD" lake. Property is located at Lots 17 & 18, Cape Horn Subdivision, Section 1, Cleveland Township. **VARIANCE IS FOR IMPERVIOUS SURFACE.**

Linda Good was present for the application. Township: None. DNR: None. Letters submitted: Holly Kalbus, Environmental Resources Specialist recommending approval with condition: Plant deep rooted Minnesota native vegetation along the top of the bluff. The native vegetation will increase water infiltration, and thus, will help protect the bluff and the lake from stormwater erosion and runoff.

Discussion was held regarding: The need to first obtain a Variance in order to apply for a Conditional Use Permit to address shoreline erosion; the proposed removal of impervious areas and how the areas will be removed; and the letter from Holly Kalbus were discussed.

Motion was made by John Wolf to Approve the application. Conditions: 1. Plant deep-rooted Minnesota native vegetation along the top of the bluff. 2. Cut posts off at ground level when removing deck sections. Seconded by Jim Mladek. Motion approved. Motion carried.

5. **Discussion Items:** None

6. **Warrants/Claims:** Sign warrants/claim sheets

7. **Adjourn:** Motion to adjourn meeting by Jim Mladek. Seconded by Roy McIntyre. Motion approved. Motion carried. Meeting Adjourned.

Respectfully submitted,

Joshua Mankowski

Approved February 20, 2020

*Tape of meeting is on file in the
Le Sueur County Environmental Services Office*