

# LE SUEUR COUNTY BOARD OF ADJUSTMENT

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

**August 20, 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 Roy McIntyre. Seconded by John Wolf. Motion approved via roll call vote 4-0. Motion carried.
3. **Meeting Minutes:** July 16, 2020 Additions/Corrections: None. Motion to approve minutes by Roy McIntyre. Seconded by John Wolf. Motion approved. Motion carried.
4. **Applications:**

**ITEM #1: JUDY LONG, MADISON LAKE, MN, (APPLICANT/OWNER):** Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant a total of 33.3% impervious surface in a Recreational Residential "RR" Shoreland District, Lake Washington a Recreational Development "RD" lake. Property is located at Lot 11, Hecht's Sioux Lookout, Section 18, Kasota Township. **VARIANCE IS FOR IMPERVIOUS SURFACE.**

Judy Long was present for the application. Township: None. DNR: None. Letters submitted: Holly Kalbus, Environmental Resources Specialist, recommending approval with conditions: 1. I recommend further discussion with Environmental Services staff about the type of vegetation that is to be planted behind all of the retaining walls. This can be addressed with the Conditional Use Permit application. 2. It is not clear in the Variance application where the main tile line outlet is located. I recommend that this should be discussed further and addressed with the Conditional Use Permit application. Location of the main tile outlet is important in order to prevent erosion and runoff issues along the shoreline.

Discussion was held regarding: Drainage issues and the use of drain tile was discussed.

Findings of Fact by majority roll call vote:

1. *The property owner proposes to use the property in a reasonable manner. **Ideally 25% impervious surface, current proposal is at 33%. Don't want the house to end up in the lake. Tiling with new wall must be properly addressed.***
2. *The alleged practical difficulty is unique to the property.*
3. *The circumstances causing the practical difficulty were created by someone other than the applicant/landowner. **Work done by previous owners is beyond control of person who bought it. They are reducing impervious surface by 7% in this proposal. There are some small areas that could be removed but they would be detrimental to the property.***
4. *The issuance of the Variance will maintain the essential character of the locality.*
5. *The alleged practical difficulty involves more than economic considerations. **Deterioration of the retaining walls would cause significant issues. Retaining walls need proper locking materials. Current walls could tumble at any time.***

6. *The Variance is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance. **Goal is to maintain the quality of the lake, improving runoff will improve quality of the lake. Redoing the wall will maintain the bluff from falling down and going into the lake.***
7. *The Variance is consistent with the Comprehensive Plan.*

Motion was made by John Wolf to Approve the application. Conditions: 1. Further discussion with Environmental Services staff about the type of vegetation that is to be planted behind all of the retaining walls. 2. The main tile line outlet location should be discussed further and addressed with the Conditional Use Permit application. Location of the main tile outlet is important in order to prevent erosion and runoff issues along the shoreline. Seconded by Roy McIntyre. Motion approved via roll call vote 4-0. Motion carried.

5. **Discussion Items:** Le Sueur County was featured in DNR Water Talk Newsletter: Higher Standards Spotlight: Le Sueur County's Land Alteration Plans.
6. **Warrants/Claims:** Sign warrants/claim sheets
7. **Adjourn:** Motion to adjourn meeting by Roy McIntyre. Seconded by Jim Mladek. Motion approved via roll call vote 4-0. Motion carried. Meeting Adjourned.

Respectfully submitted,

Joshua Mankowski

**Approved September 17, 2020**

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