

## **Minutes of the Todd County Board of Adjustment Meeting**

**April 30, 2026**

Completed by: Sue Bertrand P&Z Staff

Site visit completed by Adam Ossefoort and Bill Berscheit on 4/16/2026

Meeting attended by board members: Chair Russ VanDenhuevel, Vice Chair Bill Berscheit, Mike Soukup, Danny Payton, and Planning Commission Liaison Ken Hovet.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Russ called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited. Each board member introduced themselves and Russ explained the process for those attending.

Dan motioned to have the agenda approved. Mike seconded, voice vote with no dissent heard, motion carried.

Ken motioned to have April 23, 2026, BOA meeting minutes approved. Mike seconded, voice vote with no dissent heard, motion carried.

Introduction of the meeting process and etiquette by Russ.

### **AGENDA ITEM 1: Parker Kretsch – PID 11-0042500 – Grey Eagle Township**

Request(s):

1. Request to reduce the required 100' setback from OHWL to 93' to allow for the construction of a deck attached to the existing cabin.

Parker Kretsch was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed Condition(s):

1. Establishment of a **X'** vegetative buffer (no mow zone) along the lake frontage.
2. Applicants shall obtain additional permitting from other government agencies as necessary including but not limited to the Sauk River Watershed District

Parker confirmed the staff report was accurate.

Bill Berscheit reviewed his site visit report for the board. This report may be viewed, in full, upon request at the Planning & Zoning office.

Correspondence received: None

Public comment: None

Board discussion:

Russ asked to see the existing deck which Adam showed on the overhead. Asked how much of the deck will be encroaching on the 100' setback?

Discussion determined not the entire proposed deck, approximately, one third.

Bill stated two points; 1. It is a minimal request 2. You could have deck on the North end and narrow to a walkway 3' wide and still be able to join up with the South decking, without a variance.

Dan drew attention to the lack of vegetation along the lake. The pea-rock along the lake and to the boathouse is not vegetation and asked the length of that area.

Parker stated approximately 2.5' by the stairs and 6' towards the boat house end, for approximately 40'.

Sean Becker, next door neighbor, stated didn't think it was relevant as the previous owner did all that.

Parker stated he believed she had all the proper permits.

Adam confirmed, all permitted.

Parker stated everything we see was done by the previous owner, who only had the property for about two years.

Ken asked if that was pea rock and if there was anything under it?

Parker and Adam, yes pea rock with fabric underneath.

Mike asked how long Parker has owned the property.

Parker, since last January.

Parker drew attention to the photo showing erosion. Stated grass has already been planted and is now growing since the photo was taken.

Russ asked what had caused the erosion.

Parker stated she had the fire pit there and supposed with the activity around there, on a slope with the sand, vegetation doesn't grow grass well, and it got run down. Parker stated he planted fescue which has a better root system and withstands more sand and drought. Does not see it being a problem anymore, as it is very intact. He mentioned with the West wind and the waves crashing in, it is very intact and it had not moved. He has also moved that fire pit back and planted grass there. He does not see that as being a problem again, at

all. He felt the vegetation is very solid, right down to the rock shoreline and all pretty good and intact. He stated with proposed deck, it wouldn't impact very much but felt the suggested walkway would cause more impact. He plans to put on gutters so it runs to where water can be captured. He would put river rock all the way around the proposed deck and cabin and eventually plant shrubs around the cabin to help contain the run-off. The root system will help keep the ground intact.

Dan asked Bill about screening from the lake.

Bill, adequate, but could use more. Did not know if it would make 50%. Asked Parker if the access to the deck on the lakeside will have steps.

Parker, there are two sliding glass doors, which now is a safety hazard with a two-foot drop. His proposed deck will stairs to the North and East, no stairs to the lake.

Mike pointed out this cabin was built at the time it falls under present building codes. Building purposely put there before Parker owned it, underneath the present building code, is that an issue? It looks like it was purposely put where it is at. Looks like a small amount of deviation from the setback.

Adam brought up the old drawing from the 2008 permit and there was more discussion on setbacks and the intensions of the sliding glass doors too close to the setbacks.

Ken would have no trouble granting his variance request if we could take care of the erosion on the bank and address that shoreline. We need a no mow zone and buffer zone.

Bill 100% agreed with Ken. Not a bad job holding it in place, but there is potential for disaster. Asked what is in it for the lake and the public and the County? Variance goes with property. Securing this property for eternity, so in the request of the Variance, we may apply conditions that provide a "win" for all.

Dan brought up no-mow zone, from the height of the stairs going down.

Russ asked how far that would be?

Parker stated about thirty feet.

More discussion on the lakeshore slope.

Parker stated basically it is all intact except where the trees were. He offered to work with the board on improving the erosion, and what the public would want to be able to build the deck. He stated his cabin is probably back the farthest along that whole side of the lake. Very well kept and maintained and his intentions are to do what he has do to be environmentally friendly to the lake. Big Birch is a clean admirable lake. They want to maintain that and enjoy that.

Ken, let's address the erosion by the woods to become no mow zone with deep rooted bushes planted for that area.

Russ, to the North side of steps.

Bill suggested the South of the lot 10', North side of the lot 35'.

Danny no mow is at least 4" with deeper roots for stronger structure. Basically, don't mow it.

Parker, what species?

Adam stated we could help with that (outside of the meeting).

Bill obviously there were more trees before, what would Parker be willing to plant for trees?

Parker, whatever you suggest.

Danny, 50% leaf on screening and explained the reasoning.

Adam added details to the conditions.

Russ asked if Parker was okay with the amended conditions.

Parker agreed.

Ken asked about ideas for the rain from the gutters.

Discussion on river rock and depth around the base of the cabin.

Adam added a 4<sup>th</sup> condition.

Parker agreed to minimum of three inches of river rock on the lake side.

Dan motioned to approve with conditions, Bill seconded.

Conditions: (4).

1. Establishment of a 10' vegetative buffer (no mow zone) south of the lake access path.  
Establishment of a 35' vegetative buffer (no mow zone) north of the lake access path. The area north of the path shall include planting of woody vegetation.
2. Property owner shall maintain a minimum of 50% screening of the proposed structure as viewed from the lake during leaf on conditions.
3. Placement of a minimum of 3" of rock under the deck on the lake side.
4. Applicants shall obtain additional permitting from other government agencies as necessary including but not limited to the Sauk River Watershed District

Roll call vote commenced as follows:

<b>Board member</b>	<b>Vote (yes or no)</b>
Mike Soukup	Yes

Danny Peyton	Yes
Bill Berscheit	Yes
Ken Hovet	Yes
Russ VanDenhuevel	Yes

Motion carried.

Mike motioned to adjourn and Bill seconded. Voice vote to adjourn. No dissention heard. Motion carried and the meeting adjourned at 6:45 PM.