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The following is the agenda for **Thursday, April 25th, 2024 at 6:00pm** the Todd County Board of Adjustment will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

NOTE: This meeting is again being held in-person and the public is encouraged to attend, but Zoom and phone options are still available for those who are unable to attend in person. If you wish to join via Zoom, please contact our office for the call-in information. Those who do attend in person can find parking atop the hill on the west side of the Historic Courthouse and enter through the North Doors, near the American Flag and monument.

If you have any concerns or questions in regard to the upcoming meeting and the applications on the agenda, feel free to contact the Planning & Zoning Office at either **(320) 732-4420** or **toddplan.zone@co.todd.mn.us**. All correspondence must include name & mailing address and be received 48 hours before the date and time of the hearing.

Agenda

- Call to Order
- Pledge of Allegiance
- Introduction of Board of Adjustment Members and process review
  - The applicant is introduced
  - Staff report
  - Applicant confirms if staff report accurately represents the request
  - Public comment
  - Board review with applicant, staff, and public
- Approval of agenda
- Approval of March 28th, 2024 Board of Adjustments meeting minutes

1. **Dozer Excavating:** Section 18, Burnhamville Township, Big Swan Lake
   Site Address: Dogwood Loop, Grey Eagle **PID:** 06-0025701
   1. Request for variance to reduce the setback from the OHWL from 100' to 50' for proposed RV site in RD Shoreland Zoning.

2. **Mark and Gwendoline Kunkel:** Section 03, Grey Eagle Township, Mound Lake
   Site Address: 14284 Chippewa Road, Burtrum, MN 56318 **PID:** 11-0049800
   1. Request to reduce the OHWL setback from 100' to 59' for a structure addition in RD Shoreland Zoning.
   2. Request to reduce the side property line setback from 10' to 2'3" for a structure addition in RD Shoreland Zoning.
   3. Request to increase the maximum allowed impervious roof coverage from 15% to 21.57% and increase the maximum allowed total impervious from 25% to 25.6% for a structure addition in RD Shoreland Zoning.
   4. Request to increase the maximum building height from 18' to 23' for a structure addition in RD Shoreland Zoning.

3. **Jonathan Baker and George Sutton:** Section 02, Turtle Creek Township, Star Lake
   Site Address: 38590 Northstar Dr., Cushing, MN 56443 **PID:** 24-0001000
   1. Request to increase the peak height limit from 15' to 18' for proposed guest cottage, repurposed from existing structure in NE Shoreland Zoning.

4. **Toby Bruns:** Section 20, Burnhamville Township, Long Lake Outlet
   Site Address: 17123 Downy Drive, 56336 **PID:** 06-0029901

1. Request to reduce the OHWL setback from 150’ to 137’ for proposed lean-to on the existing garage in NE Shoreland Zoning.
2. Request to reduce the ROW setback from 20’ to 7’ for proposed lean-to on the existing garage in NE Shoreland Zoning.

Adjournment. Next meeting: **May 23rd, 2024**

Minutes of the Todd County Board of Adjustment Meeting

March 28, 2024

Completed by: Sue Bertrand P&Z Staff

Site Visits conducted by Adam Ossefoort and Dan Peyton on March 19, 2024.

Meeting attended by board members: Chair Rick Johnson, Mike Soukup, Danny Payton, Russ Vandenheuvel, alternate Larry Bebus 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.

Rick called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited, and each board member introduced themselves. Rick also explained the process for those attending.

Adam announced there two minor amendments to the agenda; #5 Nancy Primus has asked to go last, so we can move Nancy's application to #7, moving #'s 6 & 7 up, and we will be adding Item #8: Approval of Findings of the Appeal of the Administration from last month.

Ken motioned to accept the amended agenda, Russ seconded, voice vote, no dissent heard. Motion carried.

Dan motioned to have the February 22, 2024 meeting minutes approved. Larry seconded the motion. Voice vote, no dissent heard. Motion carried.

Introduction of the meeting process and etiquette by Rick.

AGENDA ITEM 1: Edward C. Kortuem – PID 03-0030000 – Birchdale Township

Request(s):

1. Request for variance to reduce the setback from the OHWL from 100' to 75' for proposed new house with attached garage in Recreational Development Shoreland Zoning.

2. Request for variance to increase the height limit from the required 18' to 21'11" for proposed new house with attached garage in Recreational Development Shoreland Zoning.

Edward and Aaron Lahr were present as the applicants.

Staff Findings: Adam read the updated portion of the staff report, photos of the site when the site visit was conducted with Dan Peyton. Adam went over the drainage plan from SWCD, submitted by Josh Votruba. The new information for the staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed Condition(s):

1. Implementation of a stormwater management plan based on a 10 year/24-hour rainfall. Plan shall be submitted to Planning and Zoning prior to issuance of land use permits.
2. There shall be no topographic or vegetative alterations on steep slopes along the lake frontage.
3. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
4. Establishment of construction stormwater controls prior to issuance of land use permits.

Edward and Aaron confirmed the staff report was accurate.
Dan reviewed his site visit report. This report may be viewed by request, in the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Ken questioned if the existing shed is for storage or is it a garage with garage doors?

Edward stated three quarters is for storage and there is a shop in there.

Aaron explained there is a garage that opens to the East.

Ken mentioned it could be used as a garage to which the applicants agreed.

Rick had Adam show the site plan on the overhead and commended Edward and Aaron on how much clearer everything is and that is exactly what he was looking for.

Aaron explained how the proposed layout looks, using drone photos. Explained the drainage plan and where the proposed house/garage, four season porch and deck will be. Also pointed out where the septic will be. He also mentioned where they were planning to move the well.

Rick asked how much more room will they have beyond the septic to the property line?

Aaron stated eleven feet.

Rick stated he could clearly see from his presentation, the practical difficulty with the limited space. He did aske Aaron to explain how this plan offers the most limited excavation.

Aaron stated the way the lot dips so much, in the back, there will hardly be any excavation needed, and with the way the hill comes up so fast, the amount of dirt to move becomes less.

Rick stated he acknowledges and realizes how it is a sliver of the corner of the whole dwelling that would be within the 100' setback.

Larry asked if it was a deck they were seeing that is out past the OHWM?

Aaron confirmed, it was a four-season porch and a deck attached.

Russ asked if the four-season porch was on the ground level?

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Aaron stated it will be on the same level as the main height and supported with posts. He added the deck will be attached to that as a way to access the lake side. Talked about the rain gutters on the shed are pointing away from the lake and towards the road. Plus, you do have that swell there, and are taking measures to ensure the protection of the neighbor's property.

Rick stated he sees they have addressed the best management practices to control water drainage by working with the County staff, as that is our major concern and that is why we have setbacks. One of the worst things you can do for the quality of the lake is having all that storm water hitting impervious surfaces and just getting dumped into the lake.

Aaron stated they will also have rain barrels for the down spouts and the natural vegetation in the front.

Larry confirmed how the drainage plan was drawn out and how it will protect the neighbor's and also added he knew from experience, as far as rain barrels go, half an inch of rain and it will be overflowing.

Aaron added Ed had talked about making rain gardens to catch the rain barrel overflow, to help slow it down.

Russ asked if the driveway was tarred or dirt and if they are close to the maximum impervious?

Aaron stated part tar and part dirt with the plan to concrete the remaining, and they do not have to worry about being over impervious.

Rick suggested whatever they are doing to help control the water on your own is just being a good steward. Stated at this time, we are not addressing impervious surfaces.

Aaron stated they will be at about 18% including concrete.

Dan, stated since there is storage on this site already, so, if you took off that shed, you would not have to have a variance at all. They could use the extra room for the house and garage.

Rick acknowledged.

Dan went on, it gets back to "I would like to have a four-bedroom house with four-bath rooms and a three-bay garage," what is too much for this site?

Rick suggested when we get into the criteria questions, we can get into the "spirit and intent, the comprehensive plan and the official controls". It's then and there, if you think this is unreasonable, you can make your judgement and also stated it was a good point.

Ken stated he had also been out to the lot and it is an awkward lot, not only the length and the width but the topography as well, and is extreme. Where the house is proposed is about the only spot on the lot to put it, and to his credit, there is an excellent, mature, vegetative buffer strip along the lake. Even if there is a little leakage in our water plans, he was pretty confident it would catch it.

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Applicant stated the shrubs, lilacs and wild vegetation he has planted in there, on the other side, he has had no problem with washout.

Ken stated you can see in the pictures there are big trees back there, along with a bunch of brush and grass and everything else which they have to fall back on if they need.

Rick stated he sees a lot of positive things too, just expressing his opinion to the board and even the applicants. He can see they have put a lot of thought and effort into this, showing what good stewards they have been with their property which goes along way with him. Rick asked for part of the record, if they were in agreement with Adam's proposed conditions.

Aaron and Edward stated yes.

Rick called for Criteria Questions stating the two variances were interconnected, so they will go through them once and combine and address both. If they don't get the dwelling they will not need the height.

Criteria Question #1: Is the variance in harmony with the general purposes and intent of the official control?	
Board Member	**Vote and Comments**
Ken Hovet	Yes.
Larry Bebus	Yes, for the same reasons that have been stated.
Russell Vandenhuevel	Yes, thought it was reasonable, height is minimal and with the proposed conditions, yes.
Dan Peyton	Yes.
Mike Soukup	Yes.
Rick Johnson	Yes. He does not see a significant adverse impact to the variances they are requesting, on protecting the surface waters. Raising the peak height from 18' to 21' and some change, he doesn't see any significant adverse effect from that, to the public or viewing this lot from the public surface waters, and also feels, with the proposed conditions, everything has been mitigated.

Majority response- Yes.

Criteria Question #2: Is the variance request consistent with the goals and policies of the comprehensive plan?	
Board Member	**Vote and Comments**
Ken Hovet	Yes.
Larry Bebus	Yes.
Russell Vandenhuevel	Yes.
Dan Peyton	No, according to the comprehensive plan, we try to reduce the variances and to move the structures away from the lake for safety of the lake.
Mike Soukup	Yes.
Rick Johnson	Yes.

Majority response- Yes.

Criteria Question #3: Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?	
Board Member	**Vote and Comments**
Ken Hovet	Yes.

Criteria Question #3: Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?	
Larry Bebus	Yes.
Russell Vandenhuevel	Yes, very reasonable
Dan Peyton	Yes.
Mike Soukup	Yes.
Rick Johnson	Yes.

Majority response- Yes.

Criteria Question #4: Is the need for a variance due to the circumstances unique to the property not created by the landowner?	
Board Member	**Vote and Comments**
Ken Hovet	No, they would not need a variance if the existing shed was not there, and they could have moved the house closer to the road and out of the setback.
Larry Bebus	No, he feels there are other things he could have done. There could have been a different layout on the lot, like the existing garage, doesn't know how reasonable this is, but to flip the garage to the other side, even though it is a smaller lot, felt it could have been done and not had a variance.
Russell Vandenhuevel	Yes.
Dan Peyton	No, believed this property was enough to have a small dwelling outside the 100-foot setback.
Mike Soukup	Yes.
Rick Johnson	Yes. Due to the limited space to accomplish what they are trying to accomplish.

Majority response- No.

Criteria Question #5: Will the variance maintain the essential character of the locality?	
Board Member	**Vote and Comments**
Ken Hovet	Yes.
Larry Bebus	Yes.
Russell Vandenhuevel	Yes.
Dan Peyton	Yes, structure to the East is over 18-feet in height and several structures within the 100-foot setback, some are back and he is somewhere in the middle for this locality.
Mike Soukup	Yes.
Rick Johnson	Yes, for the same reasons Danny articulated.

Majority response- Yes**.**

Criteria Question #6: Does the need for the variance involve more than just economic considerations?	
Board Member	**Vote and Comments**
Ken Hovet	Yes, the topography of the lot is what's driving this.
Larry Bebus	Yes, for the same stated reasons.
Russell Vandenhuevel	Yes, he thinks they did their homework and cut corners where they could.
Dan Peyton	No, he thinks it is an economic reason they are holding on to this shed on this property.
Mike Soukup	Yes.
Rick Johnson	Yes, because of the topography and the limited space.

Majority response- Yes.

Criteria Question #7: Have safety and environmental concerns been adequately addressed?	
Board Member	**Vote and Comments**
Ken Hovet	Yes, they have a good water plan and an existing good buffer strip along the lake.
Larry Bebus	Yes. Thinks the concerns have been addressed very well.
Russell Vandenhuevel	Yes, he agreed with Ken.
Dan Peyton	No, gets back to the safety of this lake. Most concerning spot on this lot and that is where they are putting this house at.
Mike Soukup	Yes.
Rick Johnson	Yes, agreed with Ken, and all of these mitigating conditions.

Majority response- Yes.

Summary of criteria question majority responses as follows:

#1	Yes
#2	Yes
#3	Yes
#4	No
#5	Yes
#6	Yes
#7	Yes

Rick stated a split decision on question four. They could go directly to a motion or we could have more discussion on number four.

Adam agreed, stating it is the board's choice.

Rick stated what swayed him to go "yes" is because of the natural vegetation on the shoreline, the recognition they need the buffer zones to keep the water flow away from the other property owners, the fact they have rain gutters pointing away from the lake, the fact they worked with SWCD and come up with some really good site recommendations on how to not only develop the storm water infrastructure they need, but get their advice. He stated he is also comfortable with the condition the SWCD come up with the storm water management system to handle the rainwater run-off, despite the fact that we a small portion of the building that is within the 100-feet. He is comfortable granting this variance.

Russ stated he voted yes, as well, and is okay with the guys that wouldn't, but agreed with everything Rick had said and thinks it's fairly reasonable.

Rick also added it's reasonable and it is well thought out, they put a lot of effort into this, and we are talking about an insignificant variance, in his mind, on this lot. He has also seen much smaller lots, and they do have space to effectively handle storm water management and that's probably the key thing which is why he would go "yes" on this.

Ken stated he was one to vote "no" on question number four but he didn't think that one criterion should be enough to stop this, and moved to approve with the conditions.

Russ seconded.

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Larry stated if they would have planned the layout of the house, the garage, the usage of the shed, like Danny said, he believed if they would have done it better, we would not be here discussing a variance, and he thinks that with the layout the way it is, and with the deck and with everything sticking out past the 100-foot mark, if they could have planned it differently, they would not be needing a variance. He stated he felt very strongly about it.

Rick acknowledged Larry describing a self-imposed variance and stated unfortunately a self-imposed variance is not a "findings of fact" to grant a variance.

Dan stated he believed if this was flip flopped with the garage and the house for example, then the deck would be out of the 100-foot setback and we wouldn't be here at all. It gets to be 100% self-imposed, could easily reconstruct and get back to the sole purpose of getting away from the lake and need variances. This lot is big enough, we already have two structures of storage on this place. Most places have hardly enough room for one. He stated he believed the shed there, which is manmade, is not unique to the property. Maybe the prior owner may have built it, but they bought the other person's problems and headaches when they buy the land. He thinks with a little bit of re-construction, with a little trouble, they would not need a variance.

Russ, if they were to flip flop the house and garage, which is not up to the board, and have them facing away from the lake, defeats the purpose of having a lake home. He sees what and why they are doing what they are doing.

Rick stated we have some strong opinions that they have not proven a practical difficulty and on one side felt it is not unreasonable. That is a judgement call each board member has to make on their own.

Ken motioned to approve, Russ seconded with the four conditions as presented.
Conditions:

1. Implementation of a stormwater management plan based on a 10 year/24-hour rainfall. Plan shall be submitted to Planning and Zoning prior to issuance of land use permits.
2. There shall be no topographic or vegetative alterations on steep slopes along the lake frontage.
3. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
4. Establishment of construction stormwater controls prior to issuance of land use permits.

Roll call vote commenced as follows:

Board member	**Vote (yes or no)**
Ken Hovet	Yes
Larry Bebus	No
Russell Vandenhuevel	Yes
Dan Peyton	No
Mike Soukup	Yes
Rick Johnson	Yes

Motion carried to approve the variance.

AGENDA ITEM 2: Paul E. Van Gorp and Roberta M. Knutson – PID 06-0009300 & 06-0025000 –

Burnhamville Township

Request(s):

1. Request to reduce the road frontage requirement from 150' to 66' for parcel 06-0009300 in RD Shoreland and AF-1 Zoning.

2. Request to reduce the road frontage requirement from 150' to 0' for parcel 06-0025000 in RD Shoreland and AF-1 Zoning.

Paul and Roberta were present as the applicants.

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. Creation and recording of documents to merge parcels 06-0009300 and 06-0025000 together in perpetuity.

Paul confirmed the staff report was accurate.

Dan reviewed his site visit report. This may be viewed in full, upon request, at the Planning and Zoning Office.

Correspondence received: None.

Public comment: None.

Board discussion:

Russ asked if we had documentation from Sterns Electric stating they had no problem with the road?

Paul stated yes, he received a copy of their statement. He had Stearns Electric come out and give a description of the easement they needed for maintenance of the powerline that exists on the North edge of the access road and that he had that in his file if they needed it.

Ken asked for clarity, on the split the long narrow piece of land off of the current parcel for the road.

Paul explained it use to belong to the farm to the North of them. Russ split off and sold for possible development back in the eighties. That person actually owned it and was planning to build a house down there. That person worked for the DNR from Iowa. They had spent summers in a seasonal trailer there for several years. They improved the road, put the power line in and even put a well in. Then he must have come to his senses. He realized it is a half mile long driveway, all uphill, trees on both sides, it's going to be impossible to get out of there in the winter, and it's not a good deal for an old person. He already had the house staked out down there and came to him and asked if Paul would buy it from him. He was going to buy some place simpler. So, Paul did, back in 1995 or something, and for simplicity sake, he merged it with the eighty-three acres to the South that they had already owned since 1976. Making it one tax parcel instead of four. What he would like to do is un-merge it again. Put it back to the way he bought it back in 1995, the original quarter line, so there is access to the conservation easement. They do come and inspect it once a year

to make sure you follow all of the rules. Stearns Electric needs to have access to maintain the powerline for any repairs. So, they need an easement and the Minnesota Land Trust needs an easement to do their inspections. They are both satisfied with a sixty-six-foot road. It makes sense to Paul to have a wider road for shoreland, if maybe it has potential to be developed one day. But, his whole purpose is to prevent development ever and prevent division ever. So, he wants this half mile of lake frontage on Swan Lake to remain wild for in perpetuity. That is the purpose for them putting it in the Conservation Easement and it'll protect the lakeshore. He stated you should have seen that lakeshore when he bought it in 1976. It was muck and cattails and bull rushes at least one hundred feet out because the farmers had been farming it perpendicular to the lakeshore with corn and soybeans and stuff. In 1984 with the assistance of Soil and Water, we put terraces and underground water diversions and settling basin, and now in forty years, the lakeshore has a gravel bottom, it's clean, there's no bull rushes, no cattails, it has restored itself. He wants to keep it from happening again. As soon as he put it on the market he had a farmer from the area who wanted to buy it, who'd pay full price and he asked him what he was going to do with it and he stated he was going to cut down all of the trees, put a center pivot in and plant corn all the way down to the lake. So, it reaffirmed his decision to put it in a Land Trust. He doesn't want to see it go backwards again.

Ken asked if we grant what you are asking for, who is the road going to belong to?

Paul stated it will belong to whoever owns the conservation easement. It will not go with the farm. That's why he needed a decision. He has somebody who wants to buy the farm and they want to farm it this summer. He doesn't know if he is going to sell him 150 feet or 66 feet to carve that off of the parcel he is going to sell him. He stated they need to know that soon because they would like to close this deal in April.

Ken understood.

Adam explained it is not an easement. That highlighted area is proposed to be part of the parcel that you see outlined in red there. It will all be one parcel. It will have 66-feet along 287, that will access back to where the parcel opens up towards the lake. Pending the approval of this we would work with Paul, there would be surveys required and maybe he already has that, at that point we can do the split administratively because the parcel is big enough. In order to not need the road frontage to that South piece, we have the condition to tie them together so it is essentially one parcel with two parcel numbers.

Dan asked Adam to show a particular photo of the lay-out and explained how the yellow line underneath the black line, that is the width of 66 feet of road (driveway per: Adam) and the other line is the quarter line. It's a quarter mile from the section line up to it. So, get back to the GIS mapping it says everything is laid out in 40's and 80's and so-forth. We are putting it right back on that 40 line or quarter line.

Paul stated the yellow line was the original edge of his property. Then he bought Hockey stick shaped piece in 1995 that was intended to be developed. He didn't develop it.

Rick stated that totally cleared up his confusion. He couldn't understand what was 66 feet and why we had to get to 150, but he understands now. The 66 feet is along 287.

Adam, yes, that is the width of road frontage along 287.

Paul stated it approaches 287.

Rick asked if the 66-feet is already part of the conservation easement.

Paul explained the 66-foot-wide portion of the lot, where it widens to the conservation easement along the lake, the building envelope to the north, how he wants to split it into two tax parcels and what areas are terraced and can be farmed. Described where the existing driveway is and how far it goes.

Paul stated this is not quite concluded, been working on this since last July, and they have met all the conditions with the Land Trust and just has to go through the boards and is hoping to conclude by April.

Rick asked Adam to clarify how they can combine these two lots, but one cannot be sold without the other, so we are down to one Variance, correct?

Adam stated they will always be separate parcel numbers, because of that section line. He thinks if you are going to approve one, you just approve both. One won't have road frontage, but we will address that issue of not having road frontage by combining them together as a condition of approval.

Rick stated this is more for the board and perhaps Adam, looking at this official control, why they need 150 feet road frontage at the rear, he can't go to the ordinances or even the comprehensive plan to find out what the true and intent of purpose is, and asked if someone could explain that to him.

Adam offered the 150 foot matches the lot width requirement for a recreational development lot. He stated he thought, that is where that comes from. Just a couple of notes, in Agricultural Zoning which is where the road frontage actually exists in this application, the requirement is actually only 33 feet. Secondly, in cases where new lots are being developed in shoreland and they are being platted that 150, or whatever lake designation it is, that requirement goes down to only fifty feet, and this request is obviously exceeding that.

Rick stated given the nature of this variance request, and given everything that's already been discussed and, on the record,, he personally did not see the need to go through the criteria questions, because a lot of the criteria questions don't even apply.

Dan made a motion to approve with good intent, with the one proposed condition, both variances, and Larry seconded with the one condition as presented.
Conditions:

1. Creation and recording of documents to merge parcels 06-0009300 and 06-0025000 together in perpetuity.

Roll call vote commenced as follows:

Board member	**Vote (yes or no)**
Ken Hovet	Yes.
Larry Bebus	Yes.
Russell Vandenhuevel	Yes.
Dan Peyton	Yes.

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Mike Soukup	Yes.
Rick Johnson	Yes.

Motion carried.

Rick called for a short recess and reconvened at 7:34 pm.

AGENDA ITEM 3: Dan and Jan Atkinson – PID 11-0062500– Grey Eagle Township

Request(s):

1. Request to reduce the OHWL setback from 100' to 50.9' in RD Shoreland Zoning.
2. Request to increase the peak height limit from 18' to 23'4.25" in RD Shoreland Zoning.
3. Request to reduce the road right-of-way setback from 35' to 14.77' in RD Shoreland Zoning.
4. Request to increase the roofed impervious limit from 15% to 16.8% and total limit from 25% to 26.1% in RD Shoreland Zoning.

Dan and Jan were present as the applicants.

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 10' vegetated buffer along the shoreline.
2. Establishment of a stormwater retention system for roofed surfaces within the setback based on a 10 year/24-hour rainfall.
3. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
4. Per applicant's proposal, existing garage within the right of way must be removed upon completion of new garage.
5. Applicant must obtain additional permitting as necessary from other governmental agencies including but not limited to the Sauk River Watershed District.

Dan confirmed the staff report was accurate.

Dan Peyton went over his site report. This may be viewed in full, upon request, at the Planning and Zoning Office.

Dan Atkinson stated if there is a puddle on the road, when people drive by, his shed gets washed.

Correspondence received: None.

Public comment: None.

Board discussion:

Dan Peyton wondered if they are rebuilding this house, or taking the existing structure and turning it?

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Dan Atkinson stated they are taking the existing footprint and turning it.

Dan Peyton, so total reconstruction?

Dan Atkinson stated yes, if they turn it, they can be further from the road. Using the same footprint.

Rick asked Adam, excluding the garage, would this be exact for exact?

Adam, explained no, which triggers the need for the variance. The other trigger is the garage is essentially the same, but moved to attach to the house, and the house is same but rotated, so if you are making any changes outside that footprint, including impervious surface. You can't take an impervious surface, remove it from here, and use it in a different spot as that triggers a variance also. The other piece is that garage in the right of way, he didn't think you could count that as impervious surface because it is not actually on their property. That's why there is a slight increase in impervious surface, also. Outside of that, everything is the same dimensional, just reconfigured.

Russ asked if there were other buildings on the property?

Dan Atkinson stated there was a boathouse down by the lake.

Adam stated the boat house is 152 square feet.

Russ, how many square feet are they over?

Ken offered roofed impervious limit from 15% to 16.8% and total limit from 25% to 26.1%, so not a big increase.

Dan Atkinson stated they could go with a smaller garage, but they wanted to keep the same sq. footage.

Rick stated he thought this was reasonable. The dwelling has the same footprint, have a garage that shouldn't be there, so you are removing it and for a garage you are going to attach it to the new structure.

Dan Peyton stated they are going up in height.

Rick confirmed when you go up in height you are limited to 18 feet for the peak, when you go up what is running against is what the public views from the surface waters. A big structure, close to the water goes against State Policy and kind of drives what shoreland ordinances are all about. Protecting water and this view from the lake. The Minnesota public, when they are on the lake, they want to view something that has natural characteristics, they don't want to look at city lakes. So, in the ordinances, they have taken that into consideration and that's why we've got the setbacks that we do. Going up is all about storm water management and that is critical, because we need that to protect the lake. Unfortunately, this type of this development is a classic example of what you don't do, that is detrimental to our lakes and it is impairing them. He stated you still have a practical difficulty because you have a very small lot, as this area was platted a

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long, long time ago and you have what is called a legal nonconforming lot. It does get difficult to do what a lot of lake owners now want to do, and we are seeing a lot of this, is tear down old cabins and build retirement homes.

Russ stated it is a small lot and they are removing the shed out of the road right-away, but also increasing impervious.

Rick explained this is a classic example of what not to do on these small lots. Have all of the structures. Have boat houses, have decks, exceeding impervious levels, have little lots. It makes it a challenge as board members whether or not we want to grant a variance, because we have to balance everything. We have to balance your needs with the needs of the public.

Adam stated keep in mind this is a request under the ADA standards. They do have the doctor's note as to the need for the request.

Adam stated again, because you are making changes, it is not matching the exact for exact, that is what is triggering the need for a variance. They are taking the garage from one area, now they are moving it over here, and that will trigger the need for a variance. You can't take it and move it, even though it is identical, without the assistance of a variance. It's really the same, just a reconfiguration of how the lot lays out. But again, the request is made under ADA standards.

Larry stated you reducing the right of way set back, you are on a dead end, is this a township or a private road.

Dan Atkinson stated public road, maintained privately.

Larry asked if 15 feet was realistic?

Dan Peyton added the existing garage is three feet off the traveled road and they are moving it back.

Dan Atkinson stated the proposed house will be in line with the neighbors.

Larry stated that doesn't necessarily make it right.

Adam explained, he understands Larry's point, but if we increase the distance from the road right of way, it pushes them into the shore impact zone. So, this is outside of the shore impact zone, and the maximum distance they be and stay out of the shore impact zone, with this request.

Larry asked what would happen if a smaller garage was made?

Adam stated he didn't think it's this boards duty to dictate what land owners want.

Larry defended he was not dictating anything.

Dan Atkinson stated there is an option to narrow up the garage.

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Larry confirmed he had said that earlier.

Jan stated they are not able to make the garage any less deep from the road as it's already a tiny garage. It will still be the 14-15 feet from the road right of way. It is only 20 feet deep right now.

Rick stated it is a practical difficulty, as there is no way they can conform to existing standards, it's impossible. They own the lot and that entitles them to use it as residential shoreland.

Dan Peyton stated we have to vote on closer to the lake or the road. He saw a problem with emergency vehicles coming down this road with where the existing garage is currently, and sees a big improvement from the road standpoint.

Rick stated, because this is an ADA application, we have to make reasonable efforts to accommodate the applicant.

Dan Peyton, is this a minimum request to relieve the difficulty?

Russ stated setback is supposed to be 100 feet and you want to go to 51 feet.

Dan Atkinson stated the cabin now is actually closer that.

Russ, the peak goes from 18' to 21' and half, he could live with that. Road right of way, we are improving that, if a fire truck had to go buy, there is going to be more room to go by than what they have now. Impervious is going to be pretty much the same as now. In his opinion, all to really discuss is the 100' to 51', but we are going further back from the lake.

Ken stated they have improvements and very reasonable and it fits to what we need to do here, and have a need to accommodate for the ADA to some extent.

Russ agreed.

Rick stated when we also use those findings of facts as a basis to make decisions too, when we see a net benefit to the public. What they are proposing to do is they are bringing benefits to that lot on how it impacts the public, and for himself, if we can be assured, on this small lot, we have a design for storm water run-off management system that can handle the water, either through infiltration or redirecting the water across the street and away from the lake.

Ken stated that is one of the conditions.

Rick, we are making improvements, and not only that, this gives us the opportunity through the variance process to impose higher shoreland standards using buffer zones and infiltration systems.

Larry had a question about the height, how does it fit in with all the neighbors?

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Jan stated there is another house that is a two story, and another down farther, that is higher than their proposed.

Adam showed photos of the lot to the North around 20 – 22, didn't know for sure, but was higher.

Larry stated so it is within reason.

Dan Atkinson stated they do have trees on the lake side that will leaf out, so it's not like you are looking at a straight wall.

Rick asked Adam how confident he was that we can build the infrastructure we need to handle the storm water run-off on this small lot.

Adam explained he was relatively confident, because he has seen some pretty tight quarters on how creative you could get on how you do it. He's seen everything from the use of septic tanks or septic chambers to get it underground or they could go as far as digging through the road and out the other side to drain into that wetland area and not out of the question. The road may have to be closed down for a few hours one day, but there is more than one option to accomplish that.

Rick stated that was his primary concern and if Adam assures it can be done, he was okay with that.

Russ made the motion to grant the variance with the proposed conditions, Ken seconded.

1. Establishment of a 10' vegetated buffer along the shoreline.
2. Establishment of a stormwater retention system for roofed surfaces within the setback based on a 10 year/24-hour rainfall.
3. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
4. Per applicant's proposal, existing garage within the right of way must be removed upon completion of new garage.
5. Applicant must obtain additional permitting as necessary from other governmental agencies including but not limited to the Sauk River Watershed District.

Roll call vote commenced as follows:

Board member	**Vote (yes or no)**
Ken Hovet	Yes
Larry Bebus	Yes
Russell Vandenhuevel	Yes
Dan Peyton	Yes
Mike Soukup	Yes
Rick Johnson	Yes

Motion carried, the variance appeal has been approved.

AGENDA ITEM 4: John T. Masingale – PID 11-0041001– Grey Eagle Township

Request(s):

1. After the fact Request to reduce the rear property line setback from 50' to 25' for detached garage in AF-1 Zoning.

2. After the fact Request to reduce the side property line setback from 30' to 26' for detached garage in AF-1 Zoning.

John 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):

None

John confirmed the staff report was accurate.

Dan Peyton went over his site visit report. This report may be viewed in full, upon request in the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Russ asked if the cement is poured already?

John stated yes, he had a poured slab and stick built, with girts and tin for the original plan.

Russ asked if the work was as far as is shown in pictures?

John stated, yes, when he realized he screwed up, he stopped work on it, only temporary power for a light on, and no in floor heat or anything.

Russ asked how far away are the solar panels were from the house?

John, 28'.

Rick asked if the new garage is taller than the house?

John, yes.

Rick asked John how he became aware of the mistake?

John stated he was thinking of replacing like for like was acceptable as the old garage was falling apart and the ground gave way underneath of it. One day, the neighbor to the North walked out of the woods and said,

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"Hey, you're on my property." Still kind of trying to figure out how that was, but that is when he saw his setback was way off.

Dan Peyton asked if the survey stake was there prior to it being built?

John, yes, survey was done in the mid 90's by Englemeyer.

Rick asked about the mention of utilities.

John explained the solar system.

Adam added the other thing is the mound is to the left and slightly behind looking at a photo.

John stated it was 12 feet from the front of the house to the well.

Adam explained the satellite view, old garage, solar panels on the roof, the mound and the well.

John added details of septic location.

Russ asked if there were nearby houses.

John, no, and explained and pointed out the nearest neighbors. He explained the well was drilled on his property back in '75 for milking and pipe it over. After that they removed the house, the barn, the silos on the original build site. When they built the house, they built right where the silo footings were.

Russ asked where the house is to the north?

Adam stated there is no house, it is actually land locked.

John explained they had a good relationship with Bob (to the North) for years, and when he signed the property over to the kids, the oldest daughter came to him stating there is an issue.

Russ asked where the new garage is in relation to the two lean-to's?

John stated in the same spot.

John the east lean-to is 4 feet further East, so the whole thing shifted over a few feet and back. Went from 26' out to 40'. By the time you get the vehicles, tractors and everything in there you start running into issues. He does do a lot of maintenance repairs for in-laws.

Adam measured with GIS and stated these are not survey grade measurements.

Rick stated what he is seeing for the findings of facts is; this is AF-1 zoning, one dwelling per ¼ section. Brought that up because, when talking about setbacks from rear and side property lines, we're talking about

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encroaching on the neighbors. He stated John was charged with knowledge of the law. It is unfortunate, because he has already started and after-the-fact, but also felt he acted in "good faith" seeking a variance. It is not so much the criteria questions, there really is no practical difficulty. Because it is an after-the-fact consideration, yes, this is an encroachment but, we are talking one dwelling per ¼ section so, when will there ever be an adverse effect with leaving this building here. What he is saying is there will be very little significant benefits to the county if we did not grant it, but because you have already started, and pretty far along, there would be significant detriment to you the applicant if we denied it.

Russ agreed.

Rick stated because of those reasons, he made a motion to approve the variance appeal, seconded by Russ.

Dan Peyton did say he was still struggling with the whole thing.

Rick acknowledged.

Roll call vote commenced as follows:

Board member	**Vote (yes or no)**
Ken Hovet	Yes
Larry Bebus	Yes
Russell Vandenhuevel	Yes
Dan Peyton	Yes
Mike Soukup	Yes
Rick Johnson	Yes

Motion carried.

Rick reminded the board item #5 Nancy Primus asked to go last so we are on to:

AGENDA ITEM: 6 now 5, Corey & Angela Thieschafer – PID 26-0034000– Ward Township

Request(s):

1. Request to reduce the 150' OHWL setback to 135' for the construction of two support posts in Natural Environment Shoreland Zoning.

Corey, Angela and daughter Sarah were present as the applicants.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.
Proposed Condition(s): None.

Nancy confirmed the staff report was accurate.

Dan Peyton went over his site review report. This report may be viewed in full, upon request in the Planning and Zoning office.

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Correspondence received: None.

Public comment: None.

Corey stated he should have added the roof line was very low, to where he had to duck to get underneath there.

Angela described the water issue on the roof, and how they could not put gutters on the roof along that area.

Corey explained the construction plans of the project, and how the roof lines will go, pointing at the overhead.

Ken asked how far out the roof line will extend?

Corey explained the areas of three and five feet.

Angela stated they really only need two support posts for the extended roof line.

Ken stated it sounded reasonable.

Russ, and this is on the back side of the lake.

Corey and Angela, yes.

Rick described it as sandy there and flows away from the lake. Stated we are really not adding much.

Ken made a motion to approve and Mike seconded.
Conditions:

None.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Larry Bebus	Yes
Russell Vandenhuevel	Yes
Dan Peyton	Yes
Mike Soukup	Yes
Rick Johnson	Yes

Motion carried.

AGENDA ITEM 7 now 6: Dawn & Greg Graves – PID 15-0045800– Leslie Township

Request(s):

1. Request to increase the peak height limit from 18' to 21' 5" for proposed cabin replacement in General Development Shoreland Zoning.

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Greg Graves 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. Maintain a minimum of 50% screening of the proposed structure as viewed from the lake during leaf on conditions.
2. Submittal of a combining parcels application to combine parcels 15-0045800 and 15-0045700 in compliance with Section 7.14A of the Todd County Planning and Zoning Ordinance.
3. All stormwater collected from roofed surfaces shall be directed away from the lake.

Greg questioned the percent increase in height of 41%?

Adam corrected 18.9% increase.

Greg also stated he was of the understanding that those two parcels were already combined.

Adam stated not to his knowledge.

Greg stated Kevin had informed him of that, otherwise that would have been done already.

Adam again, not to his knowledge and according to the GIS. Only that it had been talked about. That can be easily remedied and it is a very simple to resolve.

Greg added that was his intentions.

Rick asked if that was the lake lot to the East.

Adam explained yes, they are contiguous lots, common ownership, less than 66% of today's standard required to be combined.

Rick stated that will have to be a proposed condition.

Dan Peyton went over the on-site report. This report may be viewed in full upon request in the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Russ exact for exact except for the height.

Greg, yes.

DRAFT

Mike stated it looked like an elevation difference across the street and offered it may offset the higher roof line? Something that would be a detriment or not for the extra five feet, it could off-set.

Greg stated the that property owner across the street is seriously considering selling that property and they are considering purchasing it and we would not develop it, and not be built on is their intent. He explained there are all trees on the back side, there isn't any view anyway.

Rick stated when talking peak height, it reverts to the front of the lots and from the lake side and from training sessions, according to the DNR, he was told once, they don't have a property rights across the road to view the lake. The reason they have height limits, from the original regulations and when you go back to the "statement of need or reasonableness", it's all about what the public sees from public waters. That is why you have 18' and 30'. Those numbers come from the average heights of trees and are really important they have a lot of screening, especially when structures are this close. In this case, you can't go back any further, you have a practical difficulty, that is why it is important to have enough trees in the front of that building to provide the expectation of a 50% screening. To, him, it does not look like there is a whole lot of room there.

Adam stated it is pretty solid, and it is already at 50%.

Russ asked if we could have the water routed away from the lake?

Greg stated they already have the plan with the rain gutters and downspouts. He explained the cabin is already the highpoint of the property and it already slopes to the road.

Russ made a motion, with those conditions, to grant the variance.

Larry asked if we could add a condition for some type of shore land management?

Rick agreed he would like more discussion on that, but a motion has already been put forth.

Ken seconded, but we can still discuss it. He asked Larry what he was thinking for more management.

Larry stated there is really nothing stopping anything from running into the lake.

Gary stated there is crushed rock and rip-rap.

Larry looks like nothing there.

Dan Peyton described the impervious surface and not impervious surface in the shore impact zone.

Adam stated he would like to remind the board to keep in mind the variance is related to the peak height request not a setback or an impervious surface request. On condition number three we could ask the applicant if he is agreeable to that being that doesn't directly connect, and that is appropriate.

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Gary added his plan was to do the storm water drainage plan towards the road.

Rick repeated the motion to approve by Russ, seconded by Ken.
Conditions:

1. Maintain a minimum of 50% screening of the proposed structure as viewed from the lake during leaf on conditions.
2. Submittal of a combining parcels application to combine parcels 15-0045800 and 15-0045700 in compliance with Section 7.14A of the Todd County Planning and Zoning Ordinance.
3. All stormwater collected from roofed surfaces shall be directed away from the lake.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Larry Bebus	Yes
Russell Vandenhuevel	Yes
Dan Peyton	Yes
Mike Soukup	Yes
Rick Johnson	Yes

Motion carried.

AGENDA ITEM 5 now 7 : Nancy Primus – PID 03-0029600– Birchdale Township

Request(s):

1.Request to increase the impervious surface coverage limit from 15% to 18.6% in RD Shoreland Zoning.

Nancy 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 stormwater retention system to account for roofed impervious surfaces beyond the Ordinance standard based on a 10 year/24-hour rainfall.
2. Applicant must obtain additional permitting as necessary from other governmental agencies including but not limited to the Sauk River Watershed District.

Nancy confirmed the staff report was accurate. But would like to add she is planning on making this her permanent residence, as her husband had passed in 2022 and she is planning on selling the farm. This is where she would live.

Dan Payton went over his site visit report. This report may be viewed in full, at the Planning and Zoning office, upon request.

Correspondence received: None.

Public comment: None.

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Nancy stated when talking to the township, they plan to resurface that road and bigger culverts are going to be replaced, being the road gets chewed up anyway, to help with that water issue.

Board discussion:

Dan stated with this application, we are going to have two storage sheds, one attached and one not attached. He believed that is more than what we need on this lot.

Rick agreed with Danny.

Rick asked Nancy the story behind her application.

Nancy stated she thought she had .45 acres, and they are saying she is closer to .35 acres and that puts her over impervious.

Adam stated he could add some clarification. On the legal description, it shows she has .45 acres of property, but we have a survey that says it's 15,400 sq. ft. A survey is going to be the most recent and most accurate information we have on file for lot space and that is the number we will go with. We would already have issued the permit to build, if we had gone with the .45 acres, as she would not need a variance. Not sure where that .45 acres came from because even with the GIS measurement of the area of the lot, it is much closer to the 15,400 sq. ft. number. Stated he is not an expert on property tax assessment, that is the assessor's office. His understanding in shoreland areas is you don't get taxed based on lot space, it's based on the structures on the property and the amount of lake frontage you have. But, ultimately, we know that the lot is 15,400 sq. ft. based on the survey.

Rick stated she is asking for roof impervious of 2,864. She is really only allowed 2,310 so she is exceeding by 554 sq. ft., going from 15% to 18.6% roof impervious, which adds an interesting note that ties into what Danny's comment too, the existing garage is 520 sq. ft.

Ken, there nothing they can't do with the existing garage.

Rick agreed, and added, what we talked about earlier, is this a reasonable request, to want two garages. The problem is what you're designing and requesting is not unique to the property, it's your design and its self-imposed and so that's why you are here. It's not a finding of facts to grant a variance, so that it becomes for us "is this a reasonable request", and it's getting more and more common, because of all of the construction on these non-conforming small lots.

Larry, and what is reasonable.

Nancy, because its road side, because it is just her and she is making it all handicapped accessible, so she can stay there as long as she possibly can.

Ken, reasonable request is going to depend a lot on what she is going to have for a storm water management plan. Regardless of the extra garage, it's not unreasonable to have two storage structures.

Rick added it is not extremely unreasonable to go from 15% to 18.6% and both Rick and Ken stated it can be mitigated by a good storm water management.

Nancy planned on doing rain barrels, and had put in her application and add a spicket and soaker hose to the rain barrels, adding holes to the barrel three quarters of the way up.

Ken stated he would recommend it be added as a condition that we have that.

Adam stated 3.6% of that lot space will be mitigated by condition #1 storm water retention. We have resources to help with that. Adam explained the USDA based each county has a different number on that so a ten year/ 24-hour rainfall essentially means in a 24-hour period a storm that happens once every ten years. In Todd County that is 4.01-inch rainfall. So pretty significant rainfall. So, you are capturing all of your base rains plus some more.

Rick asked Adam when these systems are designed, do we rely on outside services to engineer and design them?

Adam stated generally no, because we have staff and expertise here in the office and this is not something that we are cost sharing. If it was cost shared, then we would have it engineered or we have staff that would have the required JAA for whatever practice standard it is. Because this will be paid for by the land owner 100% we just work with them to put a good design together that functions for them and just do the calculations on the capacity they need.

Nancy asked if we thought rain barrels would work on her property?

Adam stated he didn't think they could capture a 10 yr./24-hour rainfall in rain barrels but there are other options to mitigate for that ex: rain gardens if you like flowers and can maintain them.

Rick stated there is a lot of maintenance involved in rain gardens, however, he is all for them. He saw the rain barrels in her application and knew that was not enough. Adam's recommendation will make sure to capture all of the water from this structure.

Nancy asked what kinds of designs?

Adam explained what we do is have her work with Josh and develop that plan, and we will agree and have that plan on hand before we move on from here, and before we issue a permit, we intentionally leave that open ended. We can figure out what the plan is, how it meets the condition and how it works with the property owner.

Nancy stated it is just her, so she will need help.

Adam assured her we have the resources.

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Dan explained what Adam gave, with four inches, every three sq. ft. of roof you will have a cubic foot of water (is 8 gallons of water). With an additional 1,000 sq. ft., that is divided by three, so you have 300 some cubic feet of water X 8 gallons is approximately over 2100 gallons of water. Your rain barrel is going to be very full, very quickly. How many square feet over?

Rick offered 554 sq. ft.

Rick asked Dan where he is going with that.

Dan stated this lot is only 60 feet wide, yes, it is long but it gets back to what is reasonable for this lot. It gets back to what is reasonable for this lot?

Larry and Dan just like the first one.

Russ stated the legal description is .45 acres as opposed to .35 for the survey is splitting hairs and thought it was reasonable.

Ken added she is well enough away from the lake already. Those extra twenty-five, six feet outside the lake setback is certainly going to help.

Rick stated she has a much deeper lot than what they typically see.

Ken made a motion to approve the variance with the stated conditions, and Russ seconded.

Dan Peyton stated he believed they were over doing it.

Rick asked if the motion could be withdrawn until after the criteria questions.

Ken and Russ withdrew.

Rick called for the criteria questions.

Criteria Question #1: Is the variance in harmony with the general purposes and intent of the official control?	
Board Member	**Vote and Comments**
Ken Hovet	Yes.
Larry Bebus	Yes.
Russell Vandenhuevel	Yes.
Dan Peyton	Yes.
Mike Soukup	Yes.
Rick Johnson	Yes. Does not see variance as any significance and we can mitigate with the proposed conditions.

Majority response- Yes.

Criteria Question #2: Is the variance request consistent with the goals and policies of the comprehensive plan?	
Board Member	**Vote and Comments**
Ken Hovet	Yes.

Larry Bebus	Yes.
Russell Vandenhuevel	Yes.
Dan Peyton	No. He believed this is an unreasonable manner.
Mike Soukup	Yes.
Rick Johnson	Yes. He considers this a minor variance deviation and the conditions are reasonable and not being overly unreasonable.

Majority response- Yes.

Criteria Question #3: Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?	
Board Member	**Vote and Comments**
Ken Hovet	Yes.
Larry Bebus	No. Variance request is due to the property owner and the layout of what she wants to accomplish on her property.
Russell Vandenhuevel	Yes. Stating the reason as GPS and legal description are varying and this is a minor request.
Dan Peyton	No. Agrees with Larry, this is too much.
Mike Soukup	Yes.
Rick Johnson	Yes. For same reasons as Russ.

Majority response- Yes.

Criteria Question #4: Is the need for a variance due to the circumstances unique to the property not created by the landowner?	
Board Member	**Vote and Comments**
Ken Hovet	Yes. It has to do with the lot size.
Larry Bebus	No.
Russell Vandenhuevel	Yes.
Dan Peyton	No. The lot is narrower than we like to see, but it is definitely a buildable lot and deep enough, so, he believes it is created by the land owner the property is big enough even though it is only 60' wide.
Mike Soukup	Yes.
Rick Johnson	No. This is design and self-imposed and has nothing to do with unique characteristics of the property.

Majority response- No.

Criteria Question #5: Will the variance maintain the essential character of the locality?	
Board Member	**Vote and Comments**
Ken Hovet	Yes.
Larry Bebus	Yes.
Russell Vandenhuevel	Yes.
Dan Peyton	Yes.
Mike Soukup	Yes.
Rick Johnson	Yes.

Majority response- Yes.

Criteria Question #6: Does the need for the variance involve more than just economic considerations?	
Board Member	**Vote and Comments**
Ken Hovet	Yes.
Larry Bebus	Yes.
Russell Vandenhuevel	Yes.
Dan Peyton	Yes.

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Mike Soukup	Yes.
Rick Johnson	Yes.

Majority response- Yes.

Criteria Question #7: Have safety and environmental concerns been adequately addressed?	
Board Member	**Vote and Comments**
Ken Hovet	Yes.
Larry Bebus	Yes. With conditions.
Russell Vandenhuevel	Yes. With the conditions.
Dan Peyton	Yes.
Mike Soukup	Yes.
Rick Johnson	Yes. At first, he said no, but being we discussed the mitigating conditions, and Nancy agreeing to them, he thinks environmental concerns have been addressed.

Majority response- Yes.

Summary of criteria question majority responses as follows:

#1	Yes.
#2	Yes.
#3	Yes.
#4	No.
#5	Yes.
#6	Yes.
#7	Yes.

Ken motioned to approve, with the conditions as presented in view of the fact this is a minor ask, and she is well away from the lake and whatever leakage might come from our best laid plans for water management will vary likely never going to harm the lake. Russ seconded.

Conditions:

1. Establishment of a stormwater retention system to account for roofed impervious surfaces beyond the Ordinance standard based on a 10 year/24-hour rainfall.
2. Applicant must obtain additional permitting as necessary from other governmental agencies including but not limited to the Sauk River Watershed District.

Roll call vote commenced as follows:

Board member	**Vote (yes or no)**
Ken Hovet	y
Larry Bebus	n
Russell Vandenhuevel	y
Dan Peyton	n
Mike Soukup	y
Rick Johnson	y

Motion carried the variance appeal was approved.

AGENDA ITEM 8: Approval of Findings.

Rick stated we voted to confirm the administration's decision and what the record will be.

Adam confirmed correct. We had this put into a document but what we will need to approve is the findings that support the decision. What you see on the screen and what you have in the staff report from last month, which are the findings that he found, to make his decision and when we went through them, the motion was to affirm wholly or support wholly the administrative decision. He put all of those findings here to approve or of course, if there are things missing or if you want to amend it, we can do that or what we are really just looking for is a motion to approve the findings. Then Rick and he will sign this and it doesn't get recorded to the property, but we will notify the land owner of the decision.

It Is Ordered that the decision of the administrative official be affirmed wholly upon the following findings of fact:

- Parcel 21-0009100 is located in Residential-2 Zoning.
- Section 6.04A – Accessory Uses of the Todd County Planning and Zoning Ordinance identifies that feedlots of 1 animal units or greater as not an allowed use.
- Section 9.11P of the Todd County Planning and Zoning Ordinance identifies that only chickens and rabbits are allowed as livestock in Residential-2 Zoning.
- Section 9.11M of the Todd County Planning and Zoning Ordinance identifies a ¼ mile setback from a church for a Tier 1 feedlot.
- Section 9.11 J of the Todd County Planning and Zoning Ordinance requires registration of feedlots of 10 animal units or greater.
- A feedlot registration has never been submitted on parcel 21-0009100.
- A feedlot was established on parcel 21-0009100 sometime between 2004 and 2006.
- In December 2004 version of the Todd County Planning and Zoning Ordinance required registration of feedlots 10 animal units or greater and had a setback distance of ¼ mile from a church for a tier 1 feedlot.

Motion to approve from Larry, seconded by Rick.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes.
Larry Bebus	Yes.
Russell Vandenhuevel	Abstained.
Dan Peyton	Abstained.
Mike Soukup	Abstained.
Rick Johnson	Yes.

Motion carried.

Ken motioned to adjourn and Russ seconded. Voice vote to adjourn. No dissention heard. Motion carried and the meeting adjourned at 9:40 PM.

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WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

Received
MAR 2 8 2024
Todd County Planning & Zoning

Appeal for a Variance

Applicant Dozer excavating

Mailing Address 20358 32nd ave Burtrum mn 56318

Site Address 06-0025701

Phone Number [redacted] Cell Number

E-Mail Address [redacted]

Property Owners Name & Address (if not applicant)

Parcel Number(s) 06-0025701

Section: 18 Township Burnhamville

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or Shoreland (Lake or River Name): Big Swan Recreational Development

Full and Current Legal Description(s): See attached
(attach if necessary)

Do you own land adjacent to this parcel(s) ____Yes X No

Septic System: Date installed_____ Date of Compliance Inspection_____

Is a new system needed: ____yes ____no ____ STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variances Requested:
What standards or requirements are you unable to maintain? (Check all that apply)

Lot width_____	Lot area_____	Lake or River setback X	Bluff setback_____
Road right-of-way setback_____	Side Yard setback_____		Buildable area_____
Impervious surface coverage_____	Building/Structure Height_____		Other_____

Accepted 3/28/2024 KLM

Receipt#2024-0103

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. **For example:** *"Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."*

1.) Put RV 50 ft from Lake

2.)

3.)

4.)

**State Statutes Section 394.7 Subd7: Variances: Practical Difficulties. The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

everything outside setback is wetland

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y) (N)

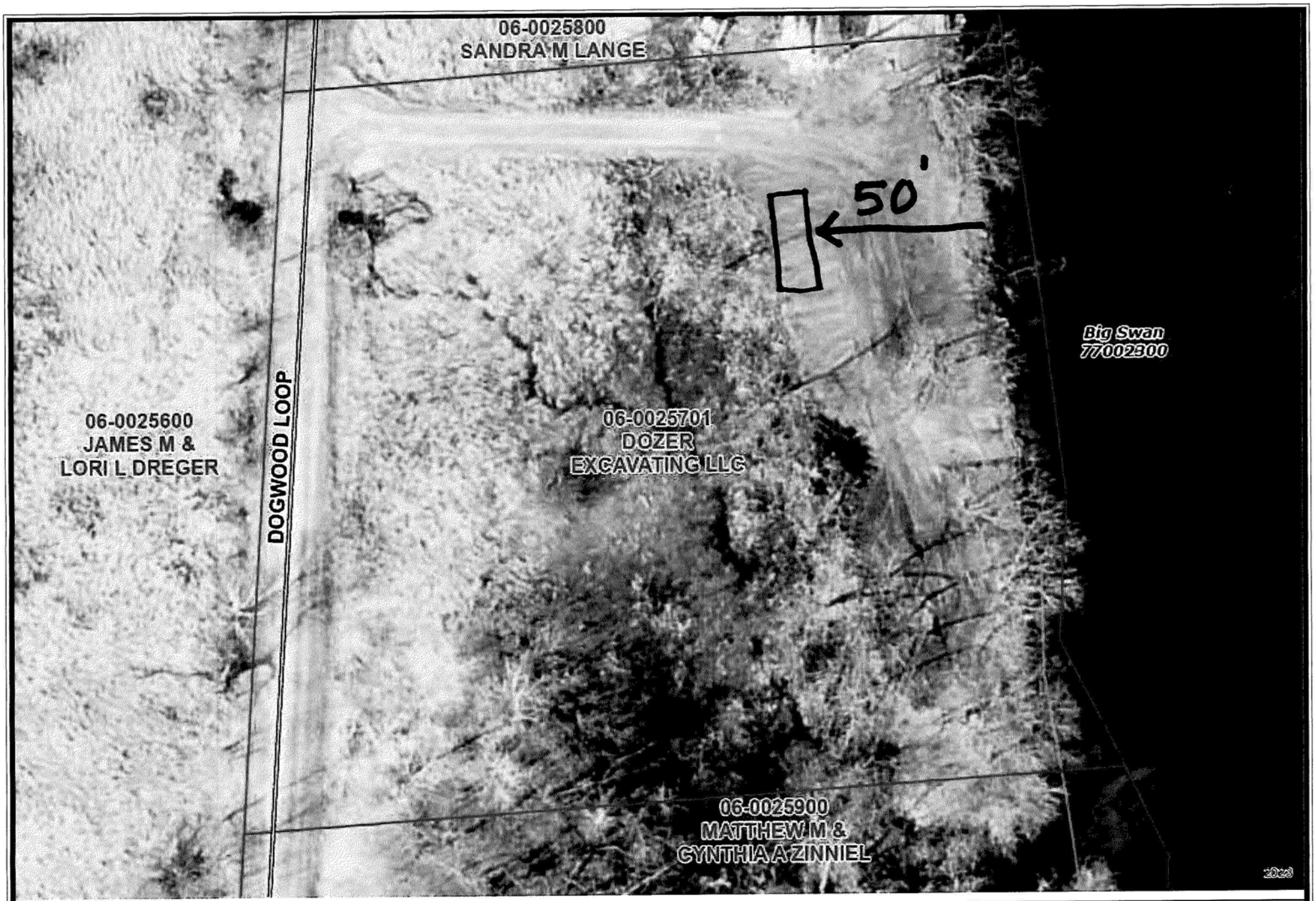
SKETCH DRAWING

See attached

The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

If the applicant is not the property owner, both signatures are required below.

Samuel Largo		3/25/24
Applicant Name Printed	Signature	Date
Property Owner Name Printed	Signature (If different than applicant)	Date



WHERE THE FOREST MEETS THE PRAIRIE
Todd County
MINNESOTA • EST. 1855

Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

Printed on:
Monday, March 25, 2024

GIS Site Map

0 0.0075 0.015 0.03 mi

N W E S

The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Dozer Excavating

Phone (____) ____-_____

Mailing Address _____

_____

Site Address 06-00 25701

City _____ State ____ Zip _____

Parcel Number ____-_____

Lake/River Name _____

IMPERVIOUS SURFACE: is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

LOT/STRUCTURE DIMENSIONS

Total lot area: 43560 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

Existing	Proposed
1. 0	400
2.	
3.	
4.	
5.	
6.	
7.	
8.	

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

Existing	Proposed
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)

1. List in the table below any efforts by landowner to reduce project impact by removing or reducing impervious surfaces.

List Structure or Impervious Surface to Be removed	Square footage to be removed	Location of structure or impervious surface to be removed (see table below)
Example: concrete drive to lake	8' x 35' = 280 sq ft	(C) Within Impact Zone

Location of variance request in reference to Ordinary High Water level	General Development Lake	Recreational Development Lake	Natural Environment Lake and Rivers / Streams
A. Outside shoreland building setback	75'+	100'+	150' +
B. Between Shore Impact Zone and Building Setback	37.5' to 75'	50' to 100'	75' to 150'
C. Within Shore Impact Zone	0 to 37.5'	0 to 50'	0 to 75'

2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

INFILTRATION BMP's

List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

VEGETATION BMP's

Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site evaluation. List any areas to be planted or restored and mark the location on your site map.

TODD COUNTY, MINNESOTA
No Delinquent Taxes
Transfer Entered
Certificate of Real estate value received 210589/eCRV 1306964

Date 08-27-2021
Deed tax: $21.45
Todd County Property Records &
Taxpayer Services
PID 06-0025701

Document #: A527524

ELECTRONICALLY RECORDED ON
08-27-2021 at 11:57 AM
LINDA DAOUST
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: $46.00

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.1.3 (2018)

ECRV No. 1306964
DEED TAX DUE: $21.45

DATE: August 24, 2021

FOR VALUABLE CONSIDERATION, Michael Loxterkamp and Janice Loxterkamp, husband and wife (**"Grantor"**), hereby conveys and warrants to Dozer Excavating, LLC (**"Grantee"**), a Limited Liability Company under the laws of Minnesota, real property in Todd County, Minnesota, legally described as follows:

That part of Government Lot No. 5 of Section 18, Township 128 North, Range 32 West, Todd County, Minnesota described as follows: Commencing at a cast iron monument on the South line of said Section 18 distant 2140.14 feet Easterly of the Southwest corner of said Section 18; thence South 89 degrees 54 minutes 50 seconds West (assumed bearing) along the South line thereof 200.00 feet; thence North 04 degrees 36 minutes 49 seconds East, 124.97 feet to the point of beginning of the land to be described; thence continue North 04 degrees 36 minutes 49 seconds East, 100.00 feet; thence North 87 degrees 05 minutes 23 seconds East, 205 feet more or less to the lakeshore of Big Swan Lake; thence Southerly along said lakeshore 100 feet more or less to its intersection with a line which bears North 87 degrees 19 minutes 35 seconds East from the point of beginning; thence South 87 degrees 19 minutes 35 seconds West along said line 224 feet more or less to the point of beginning.

AND

That part of Government Lot No. 5 of Section 18, Township 128 North, Range 32 West, Todd County, Minnesota described as follows: Commencing at a cast iron monument on the South line of said Section 18 distant 2140.14 feet Easterly of the Southwest corner of said Section 18; thence South 89 degrees 54 minutes 50 seconds West (assumed bearing) along the South line thereof 200.00 feet; thence North 04 degrees 36 minutes 49 seconds East, 224.97 feet to the point of beginning of the land to be described; thence continue North 04 degrees 36 minutes 49 seconds East, 100.00 feet, thence North 86 degrees 49 minutes 40 seconds East, 190 feet more of less to the lakeshore of Big Swan Lake; thence Southerly along said lakeshore 100 feet more or less to its intersection with a line which bears North 87 degrees 05 minutes 23 seconds East from the point of beginning; thence South 87 degrees 05 minutes 23 seconds West along said line 205 feet more or less to the point of beginning.

Together with and subject to a non-exclusive easement over and across the following described property: An easement for ingress and egress purposes over and across the following described property: The Southwest Quarter of the Southwest Quarter (SW¼ of SW¼) and Government Lot No. 5 of Section 18, Township 128 North, Range 32 West, Todd County, Minnesota. Said easement being 16.50 feet to the right and 16.50 feet to the left of the following described line: Commencing at the Southwest corner of said Section 18; thence North 01 degrees 49 minutes 02 seconds East (assumed bearing) along the West line of said Section 18, 647.39 feet to the point of beginning of the line to be described; thence South 88 degrees 10 minutes 50 seconds East, 632.68 feet; thence South 89 degrees 43 minutes 20 seconds East, 1346.74 feet; thence South 04 degrees 07 minutes 10 seconds West, 619.11 feet more or less to the South line of said Section 18 and there terminating.

Todd County, Minnesota

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

☒ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Michael Loxterkamp

Janice Loxterkamp

State of Minnesota, County of Morrison

This instrument was acknowledged before me on August 24, 2021, by Michael Loxterkamp ~~and Janice~~ Loxterkamp, husband and wife.

(Stamp)

LISA HUNSTIGER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2023

(signature of notarial officer)

Title (and Rank): Closer

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Larson Abstract Company, Inc.
70 SE 1st Avenue
Little Falls, MN 56345

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Dozer Excavating, LLC
20358 331st Avenue
Burtrum, MN 56318



Todd County
MINNESOTA

Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

Todd County GIS

GIS Site Map

0 0.005 0.01 0.02 mi

0 0.005 0.01 0.02 mi

N W E S

The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Tuesday, April 2, 2024

WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@co.Todd.MN.US

Received
MAR 2 8 2024
Todd County Planning & Zoning

Accepted 3/28/2024 KLM

Appeal for a Variance

Applicant Mark and Gwendoline Kunkel

Mailing Address 32364 45 Ave St. Augusta MN 56301

Site Address 14284 Chippewa Road Burtrum MN 56318

Mark Phone Number [redacted] Cell Number (Gwen) [redacted]

E-Mail Address kunkelgw@gmail.com

Property Owners Name & Address (if not applicant) _____

_____

Parcel Number(s) 11004980 0

Section: 3 Township Grey Eagle

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or Shoreland (Lake or River Name): Mound Lake (Recreational Development)

Full and Current Legal Description(s): Lot 8 Mound Lake View
(attach if necessary)

Do you own land adjacent to this parcel(s) ____Yes X No

Septic System: Date installed 2000 Date of Compliance Inspection 9-22-2022

Is a new system needed: ____yes X no ____ STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variances Requested:
What standards or requirements are you unable to maintain? (Check all that apply)

Lot width____	Lot area____	Lake or River setback X	Bluff setback____
Road right-of-way setback____		Side Yard setback X	Buildable area____
Impervious surface coverage X		Building/Structure Height X	Other____

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. **For example:** *"Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."*

1.) Lake Setback: To reduce from 100 feet to 59 feet

2.) Side Yard Setback: To reduce from 10 feet to 2 feet 3 inches

3.) Impervious Surface Coverage: To increase roof from 15% to 21.54% and total from 25% to 25.6%

4.) Building Height: To increase from 18 feet to 23 feet

**State Statutes Section 394.7 Subd7: Variances: Practical Difficulties. The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

Lot size: With 125 foot deep lot, it leaves no extra buildable area between a 100 foot OHW setback and the 20 feet ROW setback.

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y) (N)

SKETCH DRAWING

See attached

The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

If the applicant is not the property owner, both signatures are required below.

Gwendoline Kunkel		03-28-2024
Applicant Name Printed	Signature	Date
Mark Kunkel		03/28/2024
Property Owner Name Printed	Signature (If different than applicant)	Date

IMPERVIOUS SURFACE WORKSHEET
(FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Kunkle

Site Address _____

Phone (____) ____- _____

City _____ State ____ Zip _____

Mailing Address _____

Parcel Number ____-_____

_____

Lake/River Name _____

IMPERVIOUS SURFACE: is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

LOT/STRUCTURE DIMENSIONS

Total lot area: 7734 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

Existing	Proposed
1. House 42 x 24	Garage 22 x 30
2. 1008 sq ft	660 sq ft
3.	
4.	
5.	
6.	
7.	
8.	

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

Existing	Proposed
1. Deck 12x26	Remove Shed 6x20
2. 6x20	416 sq ft
3. 536 sq ft	
4.	
5.	
6.	
7.	
8.	

Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)

1. List in the table below any efforts by landowner to reduce project impact by removing or reducing impervious surfaces.

List Structure or Impervious Surface to Be removed	Square footage to be removed	Location of structure or impervious surface to be removed (see table below)
Example: concrete drive to lake	8' x 35' = 280 sq ft	(C) Within Impact Zone
Deck	6 x 20 = 120 sq ft	(B)

Location of variance request in reference to Ordinary High Water level	General Development Lake	Recreational Development Lake	Natural Environment Lake and Rivers / Streams
A. Outside shoreland building setback	75'+	100'+	150' +
B. Between Shore Impact Zone and Building Setback	37.5' to 75'	50' to 100'	75' to 150'
C. Within Shore Impact Zone	0 to 37.5'	0 to 50'	0 to 75'

2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

INFILTRATION BMP's

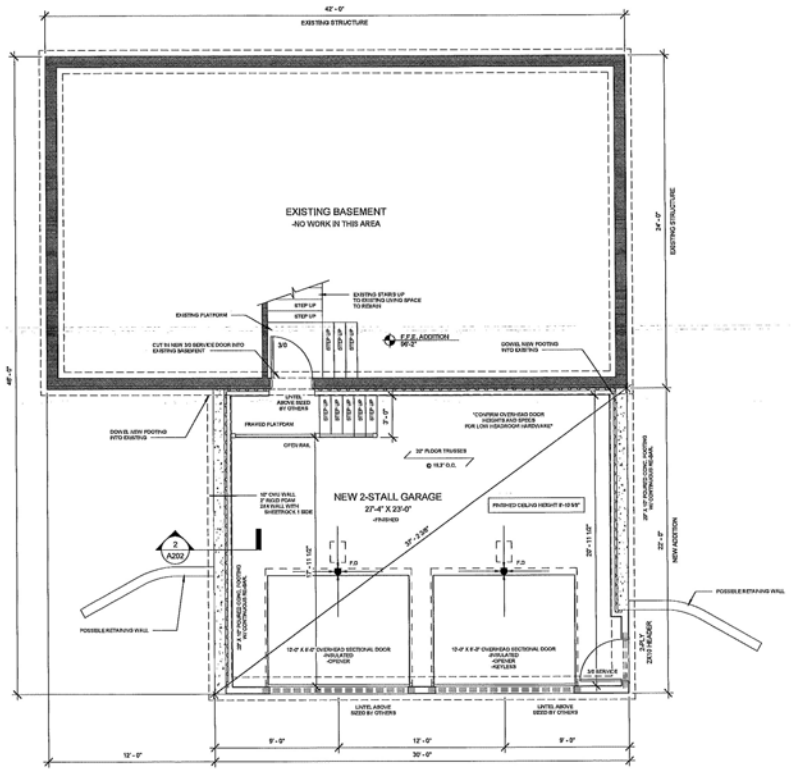
List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

Will install gutters to direct water away from Lake Shore

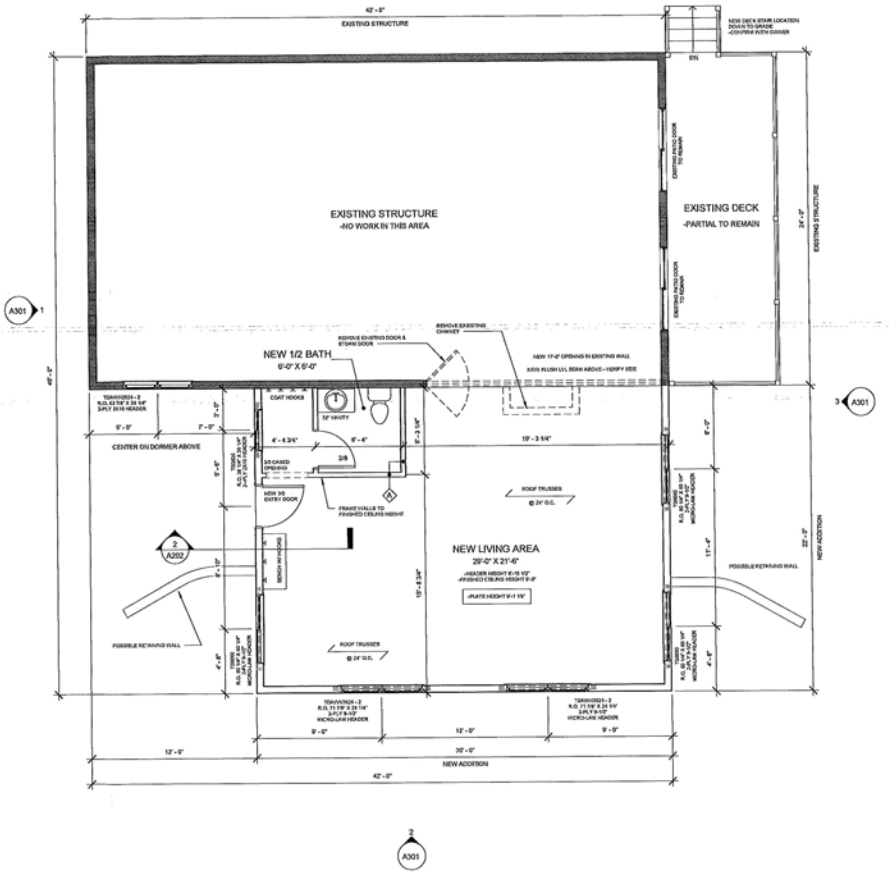
VEGETATION BMP's

Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site evaluation. List any areas to be planted or restored and mark the location on your site map.

Will take the Board's recommendations.



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 FINISHED FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH

PLAN NORTH

WALL LEGEND	
	DEMOLISH WALL
	NEW WALL CONSTRUCTION
	EXISTING WALL TO REMAIN

PROJECT INFORMATION - FLOOR PLANS

- ALL DIMENSIONS ARE FROM EXTERIOR SHEATHING, CENTER OF STUD, OR CENTER OF OPENING.
- ALL WINDOWS ARE BASED ON THERMO-TECH WINDOWS "CLASSIC WINDOWS" - WHITE INTERIOR / WHITE EXTERIOR

PRELIMINARY
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION

ST. ROSA LUMBER INC.
Build with the Best
29033 COUNTY ROAD 17 FREEPORT, MN 56331
(320) 836-2284 OR 1-888-276-7751

DISCLAIMER:
THESE PLANS, FURNISHED BY ST. ROSA LUMBER INC, WERE PREPARED BY ONE OF OUR EXPERIENCED DRAFTSMEN. HOWEVER, OUR DRAFTSMEN ARE NOT FULLY QUALIFIED AS PROFESSIONAL ENGINEERS OR ARCHITECTS. ST. ROSA LUMBER INC. EXPRESSLY DISCLAIMS ANY LIABILITY IF ANY ERRORS HAVE BEEN MADE.

PROJECT NAME:
MARK & GWEN KUNKEL - ADDITION

Gwen: (320)-309-4458
kunkelgw@gmail.com

REVISIONS / ISSUE

No.	Description	Date

SQ. FT :
EXISTING STRUCTURE
660 SF -(ADDITION)

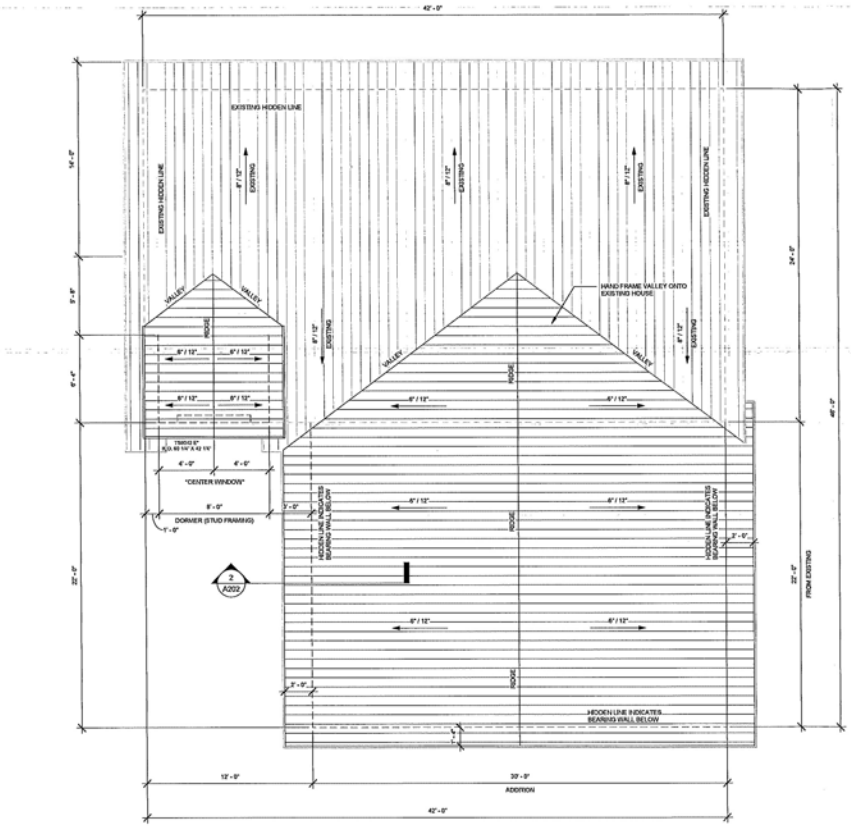
DATE:
03/25/2024

DRAWN BY:
NICK TURNER

SHEET NAME:
FIRST FLOOR PLAN

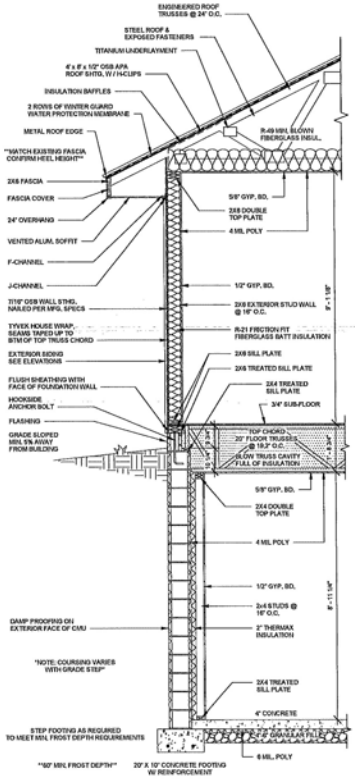
A201

PRELIMINARY - (FOR PLAN REVIEW ONLY)



1 ROOF PLAN
1/4" = 1'-0"

PLAN NORTH



2 WALL SECITON - TYPICAL
1/2" = 1'-0"

ST. ROSA LUMBER INC.
Build with the Best!
29033 COUNTY ROAD 17 FREEPORT, MN 56331
(320) 836-2286 OR 1-888-276-1751

DISCLAIMER:
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PROJECT NAME:
MARK & GWEN KUNKEL - ADDITION

Gwen: (320)-309-4458
kunkelgw@gmail.com

REVISIONS / ISSUE

No.	Description	Date

SQ. FT :
EXISTING STRUCTURE
660 SF -(ADDITION)

DATE:
03/25/2024

DRAWN BY:
NICK TURNER

SHEET NAME:
ROOF PLAN &
WALL SECITON

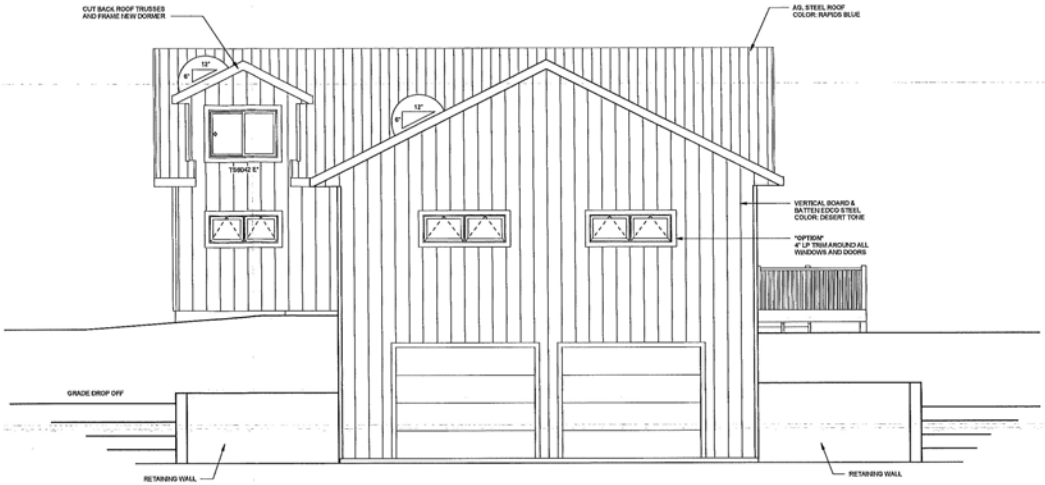
A202

PRELIMINARY - (FOR PLAN REVIEW ONLY)



1 FRONT ELEVATION
1/4" = 1'-0"

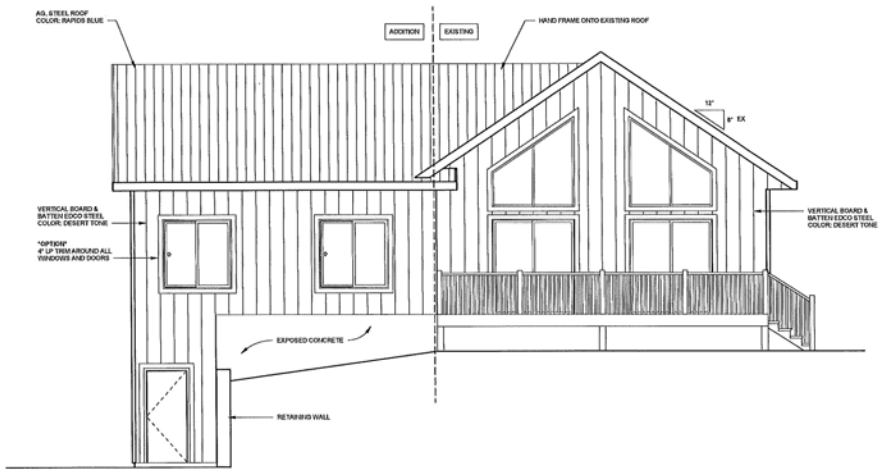
1) GRADE SHOWN IS RELATIVE TO LOCATE STRUCTURE AND DOES NOT REPRESENT FINAL LANDSCAPING AND GRADE MODIFICATION.



2 RIGHT ELEVATION - OVERHEAD DOORS
1/4" = 1'-0"

1) GRADE SHOWN IS RELATIVE TO LOCATE STRUCTURE AND DOES NOT REPRESENT FINAL LANDSCAPING AND GRADE MODIFICATION.

2) SEE 1 ON A301 FOR ADDITIONAL INFORMATION.



3 REAR ELEVATION - LAKE
1/4" = 1'-0"

1) GRADE SHOWN IS RELATIVE TO LOCATE STRUCTURE AND DOES NOT REPRESENT FINAL LANDSCAPING AND GRADE MODIFICATION.

2) SEE 1 ON A301 FOR ADDITIONAL INFORMATION.

PRELIMINARY

THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION

ST. ROSA LUMBER INC.
Build with the Best!
29033 COUNTY ROAD 17 FREEPORT, MN 56331
(320) 836-2284 OR 1-888-276-1751

DISCLAIMER:

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PROJECT NAME:

MARK & GWEN KUNKEL - ADDITION

Gwen: (320)-309-4458
kunkelgw@gmail.com

REVISIONS / ISSUE

No.	Description	Date

SQ. FT :
EXISTING STRUCTURE
660 SF -(ADDITION)

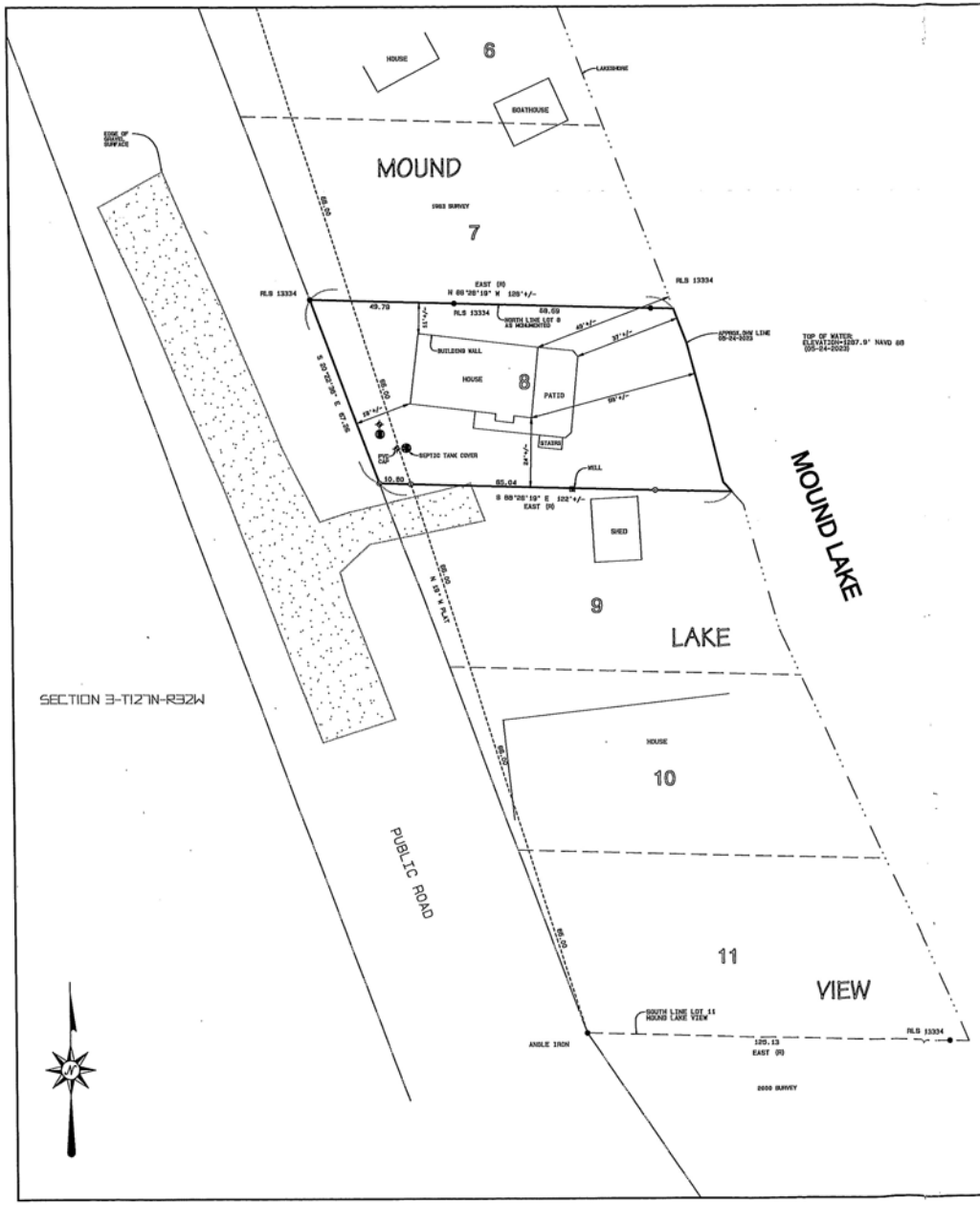
DATE:
03/25/2024

DRAWN BY:
NICK TURNER

SHEET NAME:
ELEVATIONS

A301

PRELIMINARY - (FOR PLAN REVIEW ONLY)



TODD COUNTY SETBACKS AND MINIMUM SHORELAND ORDINANCE STANDARD - DATED: 01-03-2019

RD (RECREATIONAL DEVELOPMENT)

LOT AREA: 40,000 SQ FT
WATER FRONTAGE AND LOT WIDTH: 100 FT

STRUCTURE SETBACK FROM:

ORDINARY HIGH WATER LEVEL: 100 FT
SIDE PROPERTY LINE: 10 FT
REAR PROPERTY LINE: 30 FT
TOP OF BLUFF: 30 FT
PUBLIC ROAD RIGHT OF WAY: 50 FT
PERSON ON STATE HIGHWAY:
WITH RIGHT OF WAY 66 FT OR GREATER: 20 FT
WITH RIGHT OF WAY LESS THAN 66 FT: 30 FT
SEWAGE TANK: 50 FT
SEPTIC DRAINFIELD: 20 FT
WELL: 3 FT

PER TODD COUNTY SETBACK SHEET AND WEB SITE.

IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY ZONING AND SETBACK REQUIREMENTS PRIOR TO CONSTRUCTION OR IMPROVING YOUR PROPERTY.

THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION AND OR USE OF THIS DOCUMENT IS PROHIBITED. ALL CORNERS, THE PROPERTY AND ANY NOT SHOWN ADJOINING BOUNDARY LINES ARE SUBJECT TO REVISION. THIS SURVEY AND ANY NOT SHOWN ADJOINING BOUNDARY LINES ARE SUBJECT TO REVISE THIS SURVEY UPON RECEIPT OF A CURRENT ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO SEARCH FOR EASEMENTS RECORDED OR UNRECORDED WAS MADE BY THE SURVEYOR.

CALL GOPHER ONE BEFORE DIGGING.
NO UNDERGROUND OR OVERHEAD UTILITIES WERE LOCATED DURING THIS SURVEY.

THE TRUE LOCATION OF THE EXISTING SEPTIC SYSTEM IS TO BE DETERMINED BY A LICENSED CONTRACTOR. THE LOCATION SHOWN ON THIS DRAWING IS APPROXIMATE LOCATION. THE LOCATION INFORMATION WAS PROVIDED BY OTHERS AND A VISUAL ABOVE GROUND REVIEW.

LOT 8 TOTAL LOT AREA ABOVE OHW (UPLAND)=7734 SQ.FT. +/- (2023)

- DENOTES COUNTY CAST IRON MONUMENT
- DENOTES IRON PIPE PLACED THIS SURVEY CAPPED LS NO. 54838
- DENOTES IRON MONUMENT FOUND THIS SURVEY
- DENOTES BROKEN SCALE
- DENOTES FOUND P.K. NAIL
- (R) DENOTES RECORD DATA
- (M) DENOTES MEASURED

GRAPHIC SCALE 1"=20'

0 20 40 60

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE ON MINNESOTA.

SIGNATURE: _____
DAVID A. ENGELMEYER

DATE: _____ MN. LICENSE NUMBER: 54838

OHW-ORDINARY HIGH WATER

CERTIFICATION APPLIES TO ONLY THOSE COPIES THAT BEAR MY EMBOSSED SEAL.

Engelmeyer Land Surveying

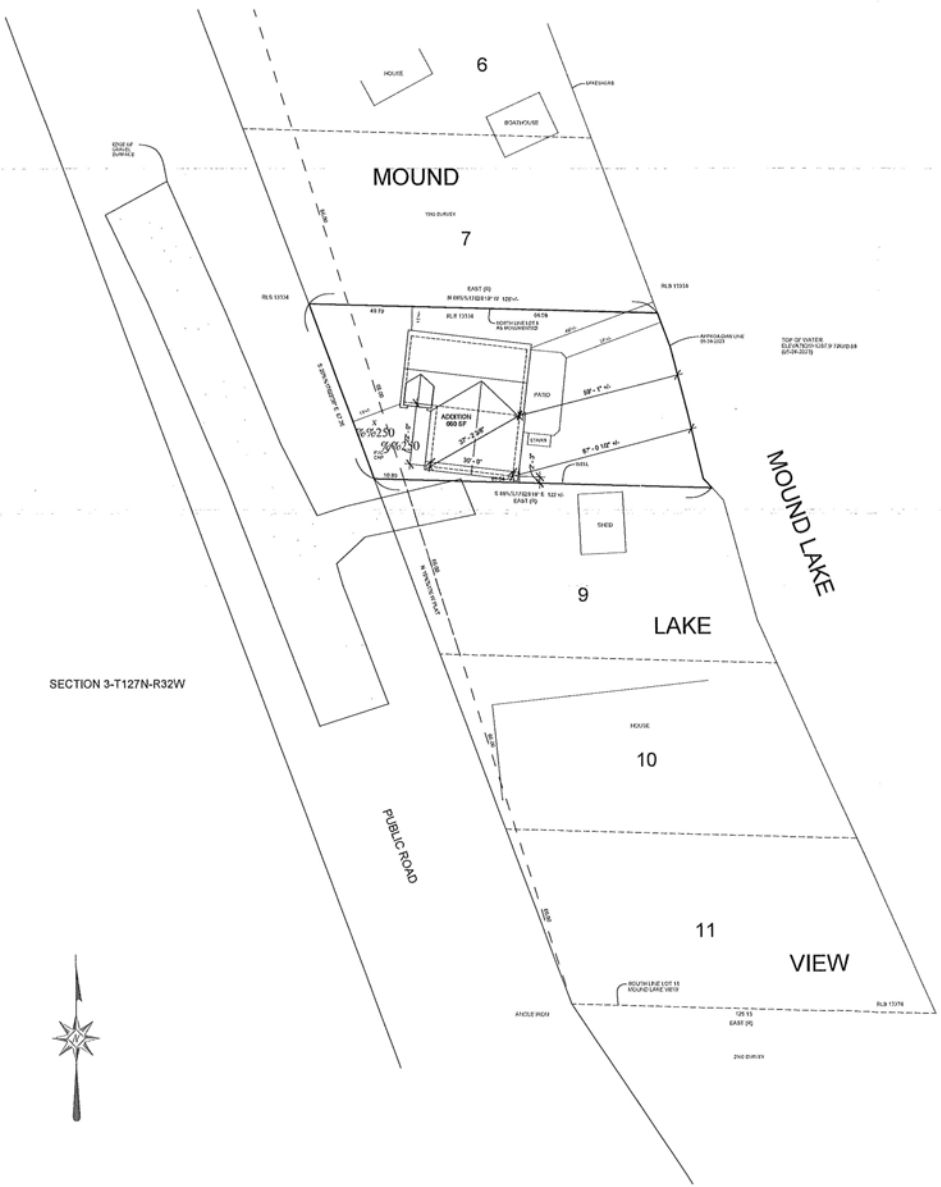
PREPARED FOR: MARK AND GWEN KUNKEL

Certificate of Survey

cc: KUNKEL-23.PRO | Job No: 25-23

Date: 05-27-2023 | P-3-3487 FB: 181-57

41701 COUNTY ROAD 167
P.O. BOX 124, MELROSE, MN 56352
PHONE: (320) 256-7298 or (320) 836-2291
FAX: (320) 836-2454
email: engelsur@meltel.net
www.engelmeyerlandsurveying.com



TCDO COUNTY SETBACKS AND MINIMUM SHORELAND ORDANCE STANDARD - DATED: 01-03-2018

RD (RECREATIONAL DEVELOPMENT)

LOT AREA 20,000 SQ FT
WATER FRONTAGE AND LOT WIDTH 100 FT

STRUCTURE SETBACK FROM:

ORDINARY HIGH WATER LEVEL: 100 FT
SIDE PROPERTY LINE: 10 FT
REAR PROPERTY LINE: 20 FT
TOP OF BLUFF: 30 FT
CENTER OF PUBLIC ROADS: 50 FT
COUNTY OR TWP ROADS:
WIDTH RIGHT OF WAY 86 FT OR GREATER: 20 FT
WIDTH RIGHT OF WAY LESS THAN 86 FT: 35 FT
GARAGE TANKS: 10 FT
SEPTIC DRAINFIELD: 20 FT
WELL: 3 FT

PER TCDO COUNTY SETBACK SHEET AND WEB SITE.

IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY ZONING AND SETBACK REQUIREMENTS PRIOR TO CONSTRUCTION OR REMODELING YOUR PROPERTY.

OHW-ORDINARY HIGH WATER

CERTIFICATION APPLIES TO ONLY THOSE COPIES THAT BEAR MY EMBOSSED SEAL.

SITE PLAN
1" = 20'-0"

PRELIMINARY
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION

ST. ROSA LUMBER INC.
Build with the Best!
29033 COUNTY ROAD 17 FREEPORT, MN 56331
(320) 836-2284 OR 1-888-274-1751

DISCLAIMER:
THESE PLANS, FURNISHED BY ST. ROSA LUMBER INC. WERE PREPARED BY ONE OF OUR EXPERIENCED DRAFTSMEN. HOWEVER, OUR DRAFTSMEN ARE NOT FULLY QUALIFIED AS PROFESSIONAL ENGINEERS OR ARCHITECTS. ST. ROSA LUMBER INC. EXPRESSLY DISCLAIMS ANY LIABILITY IF ANY ERRORS HAVE BEEN MADE.

PROJECT NAME:
MARK & GWEN KUNKEL - ADDITION

Gwen: (320)-309-4458
kunkelgw@gmail.com

REVISIONS / ISSUE

No.	Description	Date

SQ. FT :
EXISTING STRUCTURE
660 SF -(ADDITION)

DATE:
03/25/2024

DRAWN BY:
NICK TURNER

SHEET NAME:
SITE PLAN

A101

PRELIMINARY - (FOR PLAN REVIEW ONLY)



Todd County
MINNESOTA

Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

Todd County GIS

GIS Site Map

0 0.005 0.01 0.02 mi

0 0.005 0.01 0.02 mi

N W E S

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Printed on:
Wednesday, April 3, 2024

WHERE THE FOREST MEETS THE PRAIRIE
Todd County
• MINNESOTA • EST. 1855 •

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

Received
APR 01 2024
Todd County Planning & Zoning

Accepted 4/1/2024 KLM

Appeal for a Variance

Applicant BAKER / SUTTON

Mailing Address PO BOX 38 CUSHING, MN 56443

Site Address 38590 NORTHSTAR DRIVE

Phone Number [redacted] Cell Number [redacted]

E-Mail Address dbe bakerinvestments.com George@GFSUTTON.com

Property Owners Name & Address (if not applicant) _____

_____

Parcel Number(s) 24.0001000

Section: 2 Township TURTLE CREEK

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or Shoreland (Lake or River Name): STAR LAKE

Full and Current Legal Description(s): ON SITE PLAN
(attach if necessary)

Do you own land adjacent to this parcel(s) ✓ Yes ____ No

Septic System: Date installed 2/2007 Date of Compliance Inspection 8/2021

Is a new system needed: ____ yes ✓ no NA STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variances Requested:
What standards or requirements are you unable to maintain? (Check all that apply)

Lot width____	Lot area____	Lake or River setback____	Bluff setback____
Road right-of-way setback____		Side Yard setback____	Buildable area____
Impervious surface coverage____		Building/Structure Height ✓	Other____

Receipt# 2024 - 0116

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. **For example:** *"Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."*

1.) REQUEST TO CLASSIFY EXISTING STRUCTURE AS GUEST COTTAGE with an increased peak Hgt. from 15' to 18'

2.) EXISTING STRUCTURE IS 41' FROM OHWL

3.)

4.)

**State Statutes Section 394.7 Subd7: Variances: Practical Difficulties. The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

RECENT SITE IMPROVEMENTS REMEDIED UNPERMITTED AND INAPPROPRIATE CONDITIONS LEFT BY PREVIOUS OWNERS. GRANDFATHERED STRUCTURE AND SURROUDING AREA HAS BEEN STABILIZED BUT IS NOT ADEQUATE FOR YEAR ROUND HOME AS PLANNED SO. CLASSIFYING EXISTING STRUCTURE AS "GUEST COTTAGE" ALLOWS SOME LIMITED FURTHER SITE IMPROVEMENTS WITHOUT FRACTIONALING ALREADY SMALL PARCEL.

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y) (N)

SKETCH DRAWING

SEE ATTACHED SURVEY

The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

If the applicant is not the property owner, both signatures are required below.

BAKER / SUTTON	[signature]	4/1/2024
Applicant Name Printed	Signature	Date
Property Owner Name Printed	Signature (If different than applicant)	Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name BAKER / SUTTON
Phone [redacted]
Mailing Address PO BOX 38
CUSHING, MN 56443

Site Address 38590 NORTHSTAR DRIVE
City CUSHING State MN Zip 56443
Parcel Number 24-0001000
Lake/River Name STAR

IMPERVIOUS SURFACE: is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

LOT/STRUCTURE DIMENSIONS

Total lot area: 551,905 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

	Existing	Proposed
1.	455 sqft	
2.		
3.		
4.		
5.		
6.		
7.		
8.		

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

	Existing	Proposed
1.	APPOX 500 SQ. FT.	
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)

1. List in the table below any efforts by landowner to reduce project impact by removing or reducing impervious surfaces.

List Structure or Impervious Surface to Be removed	Square footage to be removed	Location of structure or impervious surface to be removed (see table below)
Example: **concrete drive to lake**	**8' x 35' = 280 sq ft**	**(C) Within Impact Zone**

Location of variance request in reference to Ordinary High Water level	General Development Lake	Recreational Development Lake	Natural Environment Lake and Rivers / Streams
A. Outside shoreland building setback	75'+	100'+	150' +
B. Between Shore Impact Zone and Building Setback	37.5' to 75'	50' to 100'	75' to 150'
C. Within Shore Impact Zone	0 to 37.5'	0 to 50'	0 to 75'

2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

INFILTRATION BMP's

List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

VEGETATION BMP's

Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site evaluation. List any areas to be planted or restored and mark the location on your site map.

FESTLER LAND SURVEYING
1611 FIRST AVENUE NE, LITTLE FALLS, MINNESOTA 56345 (320)632-4396

**SECTION 2, TOWNSHIP 131, RANGE 32,
TODD COUNTY, MINNESOTA**

SITE SURVEY FOR PID 24-0001000

NON-SPIA AREA DESCRIPTION:

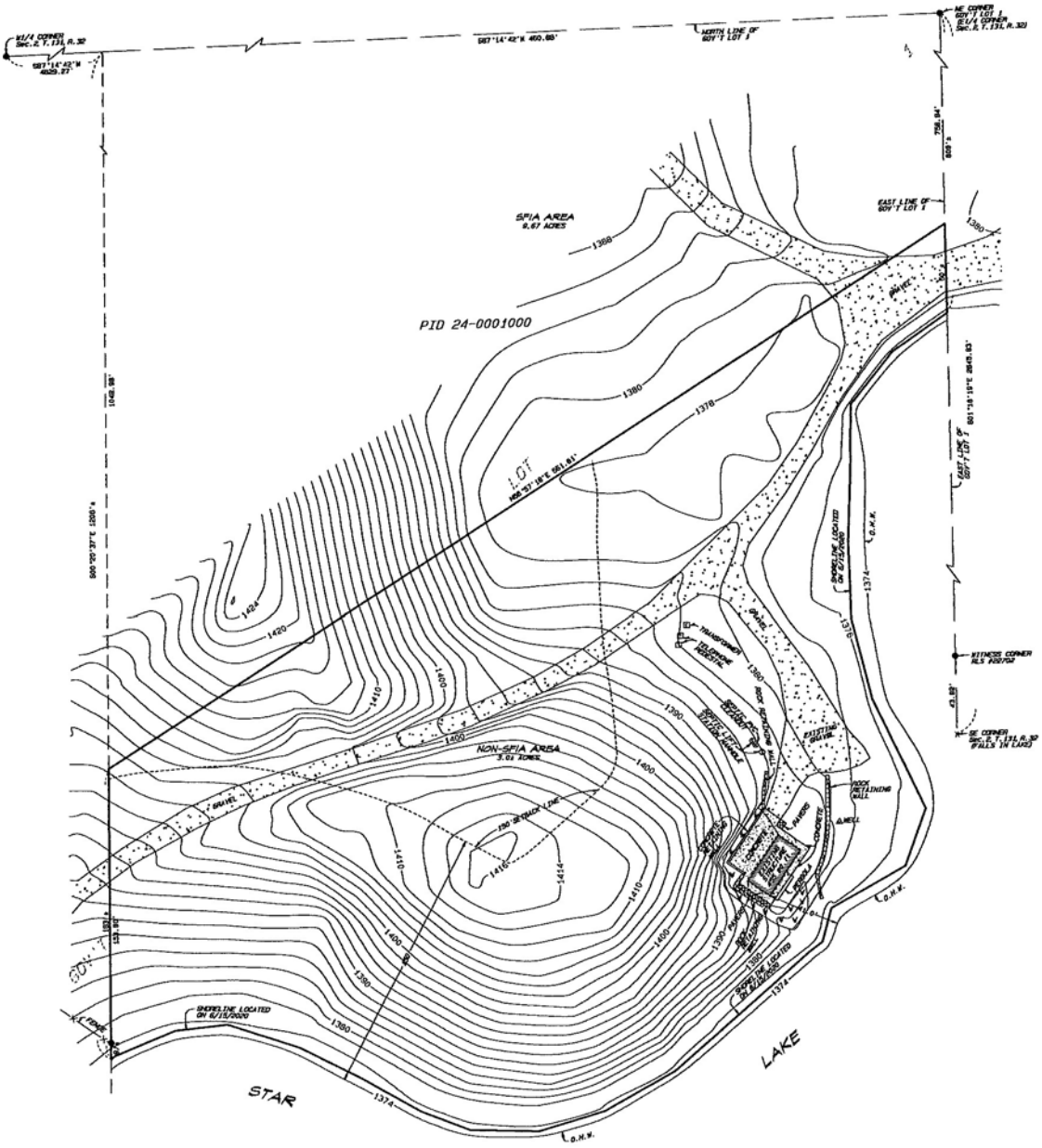
That part of the East Half of Government Lot 1, Section 2, Township 131, Range 32, Todd County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 1; thence South 87 degrees 14 minutes 42 seconds West, assumed bearing, 460.88 feet along the north line of said Government Lot 1; thence South 00 degrees 20 minutes 37 seconds East 1042.88 feet to the point of beginning; thence North 58 degrees 57 minutes 18 seconds East 561.81 feet to the intersection with the east line of said Government Lot 1; thence South 01 degrees 18 minutes 19 seconds East 90 feet, more or less, along said east line of Government Lot 1 to the shoreline of Star Lake; thence southwesterly, southerly, and westerly along said shoreline of Star Lake to its intersection with a line bearing South 00 degrees 20 minutes 37 seconds East from the point of beginning; thence North 00 degrees 20 minutes 37 seconds West 153 feet, more or less, to the point of beginning.

SPIA AREA DESCRIPTION:

That part of the East Half of Government Lot 1, Section 2, Township 131, Range 32, Todd County, Minnesota, described as follows:

Beginning at the northeast corner of said Government Lot 1; thence South 87 degrees 14 minutes 42 seconds West, assumed bearing, 460.88 feet along the north line of said Government Lot 1; thence South 00 degrees 20 minutes 37 seconds East 1042.88 feet; thence North 58 degrees 57 minutes 18 seconds East 561.81 feet to the intersection with the east line of said Government Lot 1; thence North 01 degrees 18 minutes 19 seconds West 756.84 feet along said east line of Government Lot 1 to the point of beginning.



● FOUND IRON MONUMENT
V LANDSCAPING

GRAPHIC SCALE 1"=30'
0 30 60 90

N
W E
S

SURVEY NOTES:

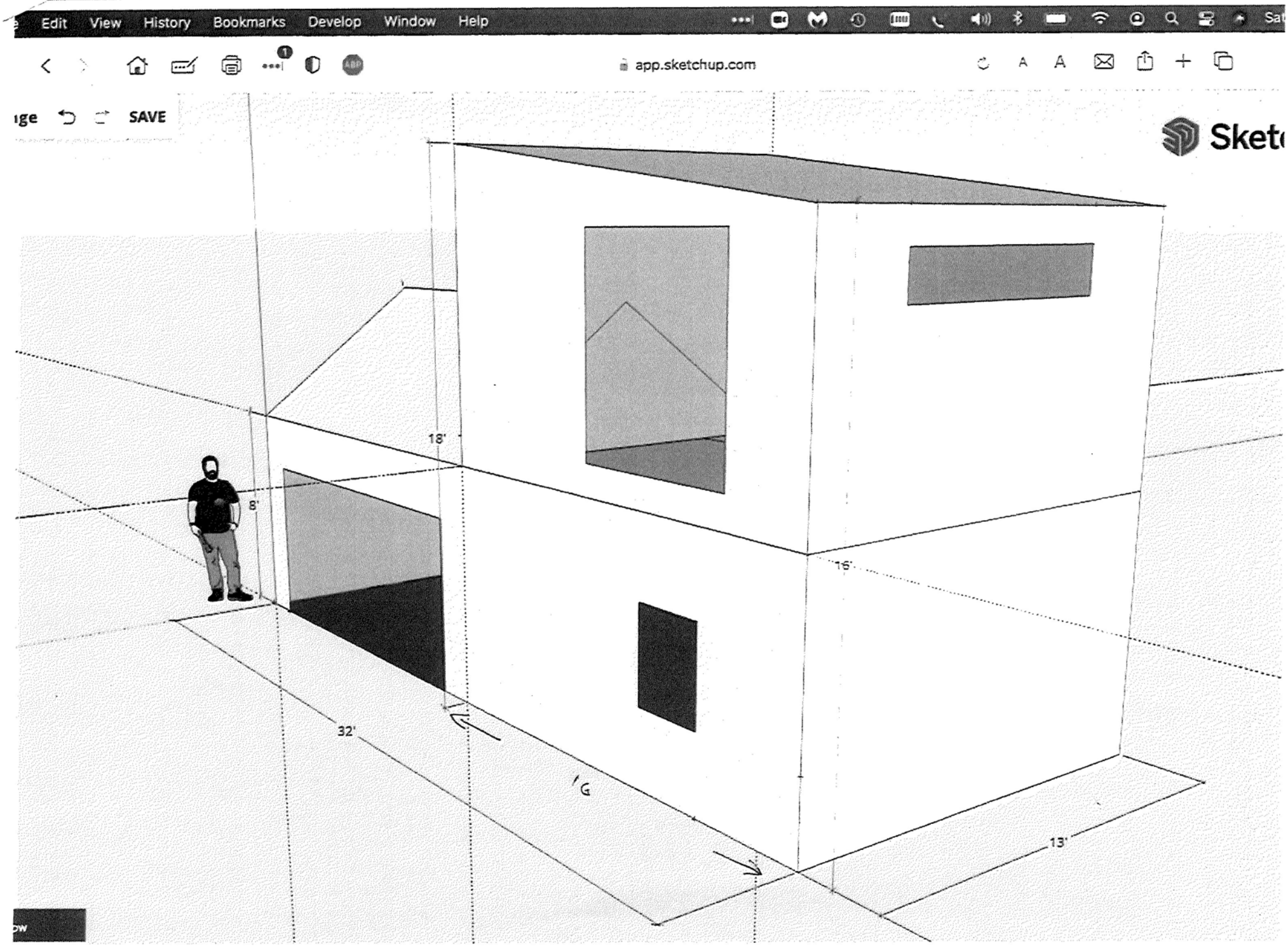
1. ORDINARY HIGH WATER LEVEL ELEVATION = 1374' (NGVD29 DATUM)
2. TODD COUNTY DETERMINES THE BLUFF LINES AND BLUFF SETBACKS.
3. SETBACKS ARE AS FOLLOWS:
   —SIDE LINES: 10 FEET
   —O.H.W.: 150 FEET
   —ROAD R/W: 33 FEET
4. NO WETLAND DELINEATION WAS COMPLETED FOR THIS SURVEY.
5. TOPOGRAPHY WAS LOCATED BY FESTLER LAND SURVEYING IN 2020 AND WAS NOT VERIFIED OR UPDATED AS PART OF THIS SURVEY.

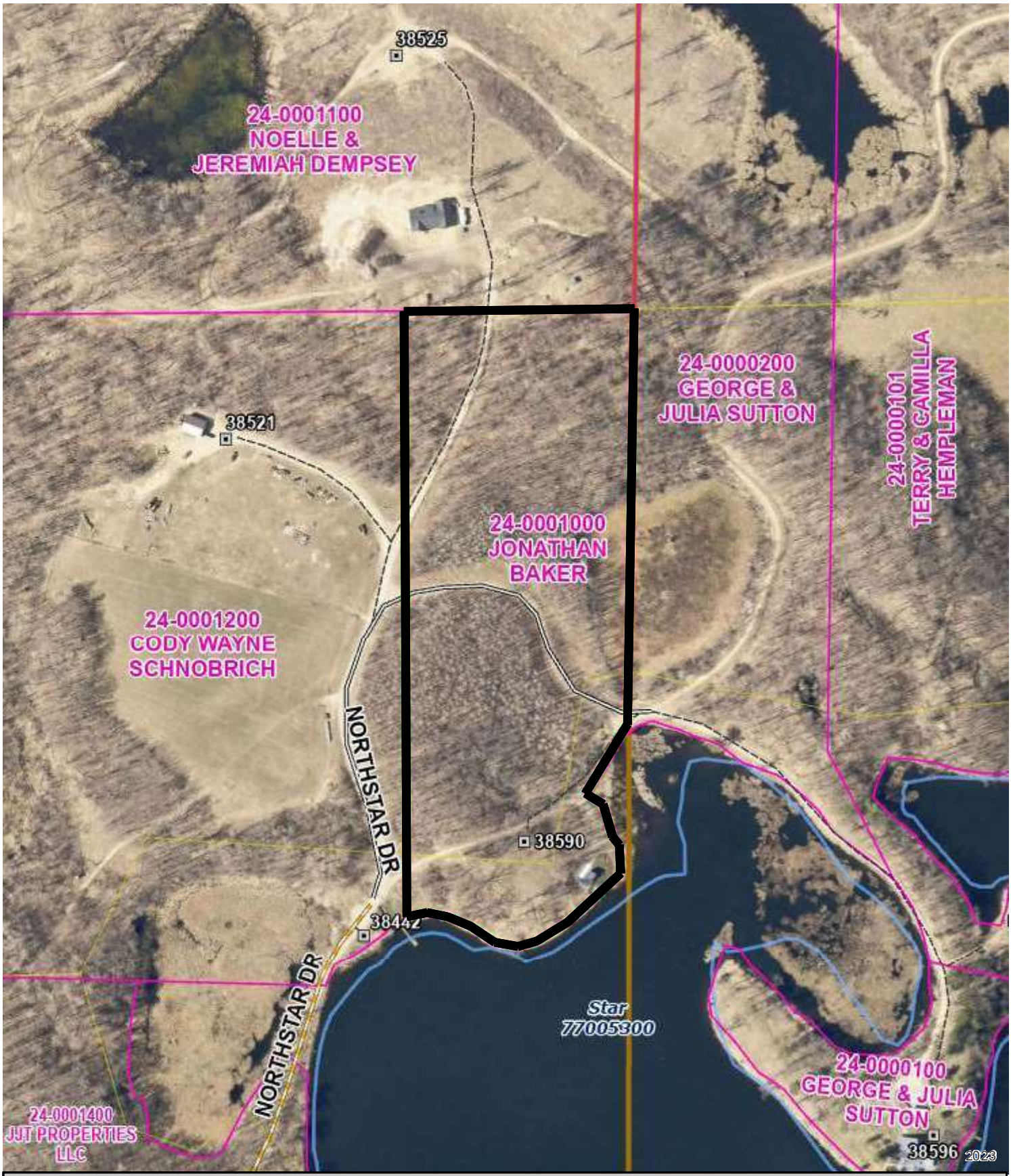
Jared Festler
Digitally signed by Jared Festler
Date: 2024.03.26 14:09:15 -05'00'

Jared Festler

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

55338	March 26, 2024	2024-050	N/A
Reg. No.	Date	Job No.	Book No.


Edit View History Bookmarks Develop Window Help
app.sketchup.com
SAVE
18'
8'
32'
16'
13'
elect an edge, curve, or two points to dimension, or drag one to move.
Measurements



Todd County
MINNESOTA

Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

Todd County GIS

GIS Site Map

0 0.05 0.1 0.2 mi

0 0.05 0.1 0.2 mi

N W E S

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Printed on:
Wednesday, April 3, 2024

WHERE THE FOREST MEETS THE PRAIRIE
Todd County
• MINNESOTA • EST. 1855 •

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

SCANNED

Received
APR 01 2024
Todd County Planning & Zoning

Accepted 4/1/2024 KLM

Appeal for a Variance

Applicant Toby Burns

Mailing Address 1016 Ely Ave Gilman, MN 56333

Site Address 17123 Downy Dr Grey Eagle, MN 56336

Phone Number _____ Cell Number [redacted]

E-Mail Address [redacted]

Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 06-0029901

Section: 20 Township 128

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or Shoreland (Lake or River Name): Big Swan & Long Lake Outlet

Full and Current Legal Description(s): ID# - 06-0029901 Recreational Development
(attach if necessary)

Do you own land adjacent to this parcel(s) X Yes ____ No

Septic System: Date installed None Date of Compliance Inspection _____

Is a new system needed: ____ yes X no ____ STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variances Requested:
What standards or requirements are you unable to maintain? (Check all that apply)

Lot width____	Lot area____	Lake or River setback X	Bluff setback____
Road right-of-way setback X	Side Yard setback____		Buildable area____
Impervious surface coverage____	Building/Structure Height____		Other 137 Ft. From Long Lake Inlet

Receipt# 2024 - 0118

Kevin McKelvey

From: Toby J Bruns <toby.bruns@hotmail.com>
Sent: Monday, April 1, 2024 5:45 PM
To: Kevin McKelvey
Subject: Re: Variance request

TODD COUNTY SECURITY NOTICE:
This email originated from an external sender. Please exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact MIS.

Yes, That is correct. I was not sure how i was supposed to word that but the way you said it makes more sense.

Thank, you, Toby Bruns

From: Kevin McKelvey <Kevin.McKelvey@co.todd.mn.us>
Sent: Monday, April 1, 2024 9:33 AM
To: toby.bruns@hotmail.com <toby.bruns@hotmail.com>
Subject: Variance request

Hey Toby,

I just want to have you confirming this in writing, as it's not listed specifically on your "List your variance requests" section of your application:

1) To reduce the OHWL setback of Long Lake Outlet from 150' to 137' for the construction of a lean-to on the existing garage.
2) To reduce the ROW setback of Downy Dr. from 20' to 7' for the construction of a lean-to on the existing garage.

Please respond either yes or no that these are your requests.

Kevin McKelvey
Land Use Planner, Todd County Planning & Zoning
215 1st Ave. S #103, Long Prairie, MN 56347
Office: 320-732-4420
Direct: 320-732-4327
Fax: 320-732-4803

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. **For example:** *"Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."*

1.) Add 14x24 Leanto on the south side of Existing Pole shed for use of winter boat storage

2.) Add 21x24 cement pad for use of parking vehicles and/or portable structure.

3.)

4.)

**State Statutes Section 394.7 Subd7: Variances: Practical Difficulties. The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

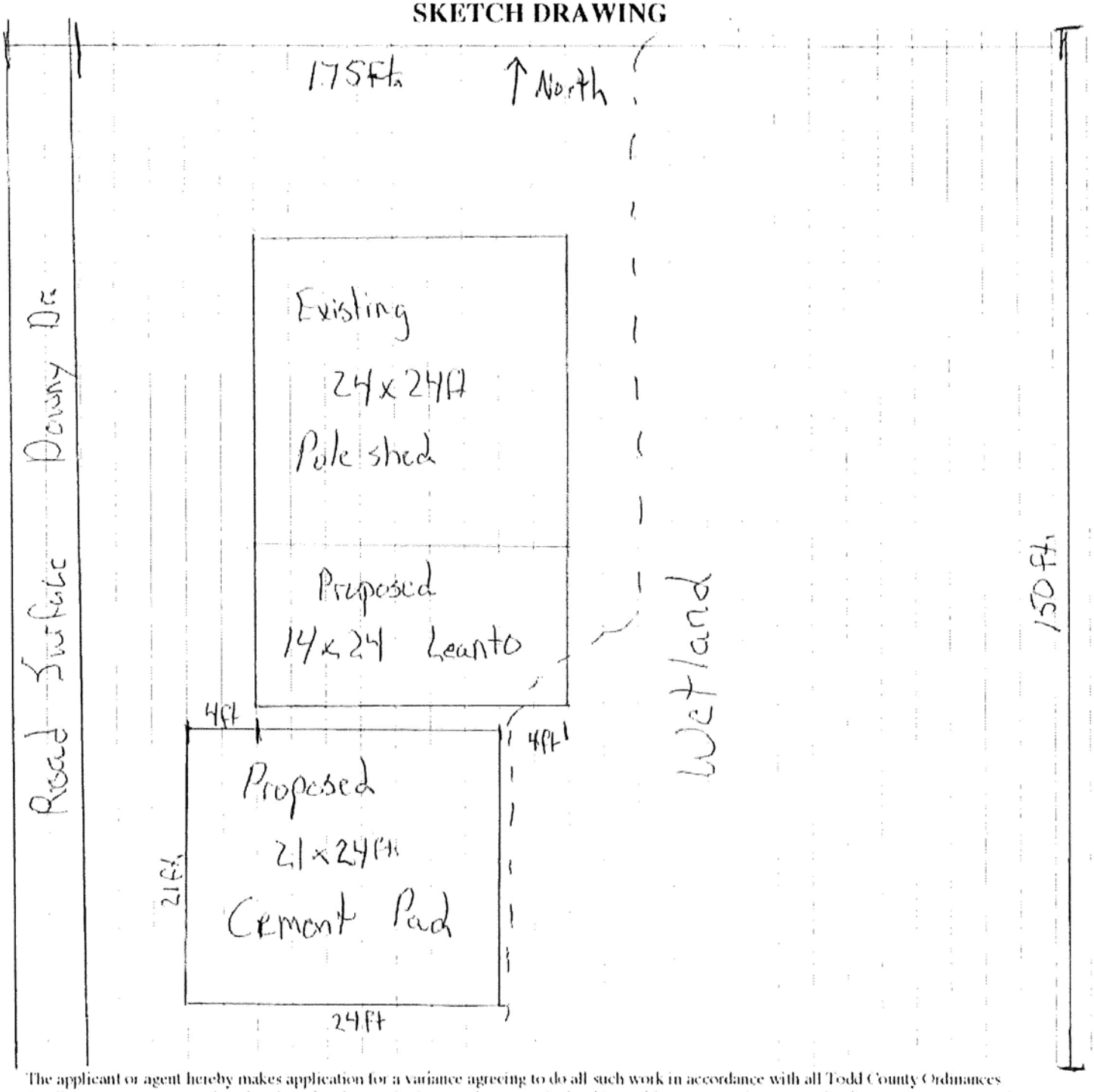
EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

With the road right of way setback and the 150Ft. setback from the Long Lake Inlet there is no land there to build onto the existing poleshed.

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y) (X)

SKETCH DRAWING



The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is after found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information

If the applicant is not the property owner, both signatures are required below.

Toby Brons		3-30-24
Applicant Name Printed	Signature	Date
Property Owner Name Printed	Signature (If different than applicant)	Date

Parcel ID: 06-0029901

Roof Covered Surfaces					
Type	Length	Width	Area	Sq Ft	Notes
Garage	24	24		576	Existing
Addition	14	24		336	Proposed
				-	
				-	
				-	
				912	Total Roof SF
Max 15% Roof Covered				6.95	% Total Roof Impervious

Other Impervious Surfaces					
Type	Length	Width	Area	Sq Ft	Notes
Patio	21	24		504	Proposed
				-	
				-	
				-	
				-	
				504	Total Imp. SF
Parcel SF	13,125.00			1,416	Grand Total SF
Max 25% Total Impervious				10.79	% Total Impervious



Todd County
MINNESOTA

Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

Todd County GIS

GIS Site Map

0 0.005 0.01 0.02 mi

0 0.005 0.01 0.02 mi

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