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 address: toddplan.zone@co.todd.mn.us

The following is the agenda for **October 24th, 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 September 26th, 2024 Board of Adjustments meeting minutes

1. **Marty Host & Candy Schneekloth-Host:** Section 34, Turtle Creek Township, Pine Island Lake
   Site Address: 31980 Lupine Trail, Cushing, MN 56443 **PID:** 24-0038500
   1. Request to reduce the East ROW setback from 20' to 5' for the construction of a shed in RD Shoreland Zoning.

2. **Jodi Marohn:** Section 25, Hartford Township
   Site Address: 28333 284th St., Long Prairie, MN 56347 **PID:** 12-0030200
   1. Request to convert the front property line from the east property line to the north property line. in AF-1 Zoning.

Adjournment. Next meeting: **November 21st, 2024**

Minutes of the Todd County Board of Adjustment Meeting

September 26th, 2024

Completed by: Sue Bertrand P&Z Staff

Site Visits conducted by Adam Ossefoort and Bill Berscheit on September 18th, 2024.

Meeting attended by board members Vice Chairperson Bill Berscheit, 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.

Bill called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited as a group. Each board member introduced themselves.

Ken made a motion to approve the agenda as written and Dan seconded, voice vote, no dissent heard, motion carried.

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

AGENDA ITEM 1: Mike and Lori Lyon – PID 11-0049600 – Grey Eagle Township

Request:

1. Request to increase the height limit for a retaining wall within the shore impact zone from 4' to 9' in Recreational Development Shoreland Zoning.

Mike and Lori 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. Submittal of a Shoreland Alteration Permit for construction of a retaining wall paid at the after-the-fact permitting rates.

Mike confirmed the staff report was accurate other than they have already obtained the shoreland alteration permit, and that was taken out before any work was done.

Correspondence received: Adam read an e-mail from Josh Votruba with Soil and Water. This letter may be viewed in full, upon request, at the Planning and Zoning Office.

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

Public comment: None.

Board discussion:

DRAFT

Russ asked if they just built this house a couple months ago?

Mike stated yes, and just completed the electrical inspection today.

Russ, where do the downspouts go?

Adam brought up the pictures that best show the downspouts.

Mike stated each one of those downspouts go into a 4" PVC pipe which is buried with an elbow turned up, and pointed to the photo showing where the center of the cap would pop up and disperse the water into the drainage area that leads to the culvert under the road, if they get a heavy downpour he directed it away from the foundation of the house. He explained they have five downspouts and four of those have that, and on the NE corner, so it didn't run into the ditch, again, through Josh, there is a buried 22" culvert six-foot-tall, wrapped it in landscape fabric, perforated of course, and put 1¼" rock on the bottom.

Russ what is the setback on the lake?

Adam, the standard of 100'.

Russ, there were conditions when you received the first variance, and wondered if they were still working on them for cover?

Mike stated the cover *was* there, however, during construction (handed Adam photos for the record) they ended up taking down two trees that were in poor shape. He handed the photos to the board to show the condition of the trees and the third one came down in a storm in July. As far as landscaping, they are as far as they are going to go for this year and will take it up again in the spring.

Larry, no vegetation going in down by the lake, and preventing water from going into the lake? He asked if the rip-rap stops it?

Mike stated yes, if you put a transit on that, what you will find where that rip-rap is, it's a little bit higher and next to the boathouse. Next to the North end is where it gets level. There is not much slope at all from that and is pretty much flat. That is why they did it that way, so they wouldn't get the run-off. It has rained since they have been there, and before construction, everything was going down to the lake and actually washing out. When this wall was decided, it wasn't decided in their best interest, it was the Excavator, landscaper and themselves and they met individually and pondered this a long time, then they got together and came back with this plan. If he had known it was only a 4' retaining wall limit, he would have asked.

Ken asked for clarification on the downspouts, you say they flow into the 4" PVC and then they come up in the back yard someplace, when it is not raining, do they still hold water?

Mike, no, where they came out into the grass area, there is a hole dug out underneath one of those elbows where it turns up, with rock in there, and there is a 3/8" hole drilled into the bottom.

DRAFT

Ken, so they each have their own little dry well in there.

Mike, yes.

Dan, so all of the downspouts flow into those and away from the lake?

Mike, all except one, and showed Dan a photo, and explained that one goes to the 22" perforated culvert, landscape wrapped around it and one foot of rock in the bottom.

Ken, and that seems to take the load okay, and the volume of water?

Mike, yes, if it would fill up, it would run out the gap side of it which is the one across the grass.

Dan, was all of this designed by Josh?

Mike yes, he and Josh had originally planned on a rain garden, when everyone else told him "don't do it" it will fail in two years and wash out the neighbors, so they came up with this plan and ran it by Josh and said that would be a great idea.

Bill stated Josh's letter pretty much substantiates and if there are no more questions, stated we could use Josh's resources as our findings of fact, instead of going through the criteria questions. It is a better job of covering this than what the board could do with criteria questions.

Dan agreed to use Josh's letter, that was read into the record, how it minimizes the water running into the lake, the water is controlled by directing away from the lake. He stated he has a hard time looking at this and saying it is bad or poor or should be reconstructed. It looks great. Other than the safety of a 9' retaining wall with kids falling off of it…

Mike stated that will be addressed with more natural landscaping.

Dan, with the safety of the lake, pollution, controlling the water, this is what he considers the biggest facts and along with Josh's letter, he made the motion to grant the variance and Ken seconded.

Adam reviewed the application for the SAP, and amended the conditions to "none".

Bill stated the previous variance conditions will still need to be accomplished with the screening.

Bill called for a voice vote, no dissent heard, motion carried to grant the variance.

Russ motioned to adjourn with a second from Dan. Voice vote, no dissent heard, motion carried and the meeting adjourned at 6:28 PM.

DRAFT

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Received
SEP 27 2024
Todd County Planning & Zoning

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Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

Accepted 9/27/2024
KLM

Appeal for a Variance

Applicant Marty Host & Candy Schneekloth-Host

Mailing Address 100 St. Johns Ave, Browerville MN 56438

Site Address 31980 Lupine Trl, Cushing MN 56443 (See Attached Legal Description)

Phone Number _____ Cell Numb[redacted]

E-Mail Address [redacted]

Property Owners Name & Address (if not applicant) N/A

Parcel Number(s) 34-0038500

Section: 34 Township Turtle Creek 131 Range 32

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

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

Do you own land adjacent to this parcel(s) ____Yes X No (We Do Own Land/Cabin Across the road toward the Lake.)

Septic System: Date installed N/A Date of Compliance Inspection N/A

Is a new system needed: ____yes No Septic on that parcel 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____	Bluff setback____
Road right-of-way setback X	Side Yard setback____		Buildable area____
Impervious surface coverage____	Building/Structure Height____		Other____

Did you meet with the Township Board to present the Application for Variance?
Yes X **No** _____ **Date of the meeting:** 10/7/2024
I will be attending the meeting but I have met w. the Robert Brynildson on the requested variance

Robert Brynildson
Optional Township Board Signature

Supervisor
Board Position

Receipt # 2024-0570

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 reduce the 20ft Structural setback from the east right-of-way to 5 ft for the construction of a detached shed/garage to be used for personal
2.) storage. I currently have the structure site staked off where the building will 10'-12' from the edge of the right-of-way but I'd like
3.) the flexibility to be within 5', if needed.

4.) I have attached GIS maps of other properties along this road that have built closer than the 20ft setback of the right-of-way as well.

**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.**

The building site is approximately 2.3 acres, however much of it is a steep hill leaving very little area to build a structure that doesn't infringe on the 66' road (Lupine Dr) right-of-way. We are looking to build a 32'x48' shed for boat & pontoon storage. We are requesting a Variance to build inside of the 20ft setback. We are requesting to be able to build within 5ft of the right-of-way.
There currently is an old cabin/shed on this property that is in disrepair that would be torn down. This old shed is located in the middle of the right-of-way.
The road (Lupine Dr) is not a township maintained roadway. The adjacent owners maintain the road.

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

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

I have not flagged all four corners as 3 of the 4 are nowhere near the proposed structure. I have flagged the SW survey marker to the property. I have the proprosed building staked out at an approximate distance of 10' from the right-of-way.

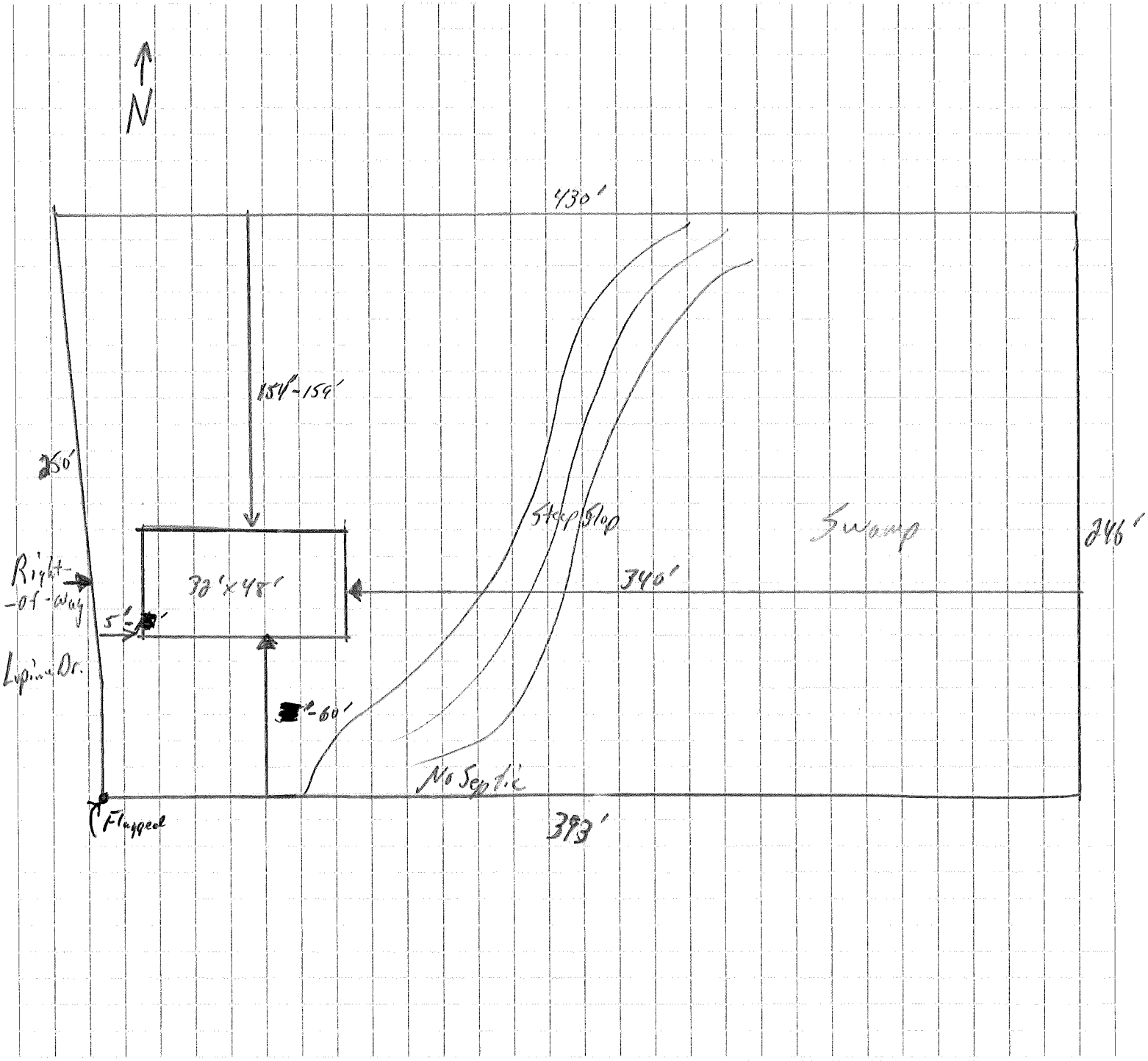
Marty Host & Candy Schneekloth-Host
Property Description

The North 123 feet of South 369 feet lying North and East of dedicated public road of Mattson's Subdivision and lying West of Township Road in Government Lot 3, Section 34, Township 131, Range 32, Todd County, Minnesota. West of the Fifth Principal Meridian.

AND

The North 123 feet of South 246 feet lying North and East of dedicated public road of Mattson's Subdivision and lying West of Township Road in Government Lot 3, Section 34, Township 131, Range 32, Todd County, Minnesota. West of the Fifth Principal Meridian.

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 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.

Mark D Host	Mark D Host	9/27/2024
Applicant Name Printed	Signature	Date
Mark D Host	Mark D Host	9/27/2024
Property Owner Name Printed	Signature (If different than applicant)	Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name _____ 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:_____sq ft

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

Existing	Proposed
1.	
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 Planning & Zoning Board of Adjustment
Criteria Questions for Findings of Fact
Supporting/Denying a Variance

These criteria questions are for information only and completion on this application is not required.

For after-the-fact requests, use the set of criteria questions on the Page 11 as well.

The criteria for the granting of a variance are set forth in Section 5.03 of the Todd County Planning and Zoning Ordinance. Additionally, Minnesota Statute 394.27, Subd. 7 identifies that all the criteria must be met before the granting of a variance. A variance may only be granted where the strict enforcement of the county zoning controls results in a practical difficulty. Variances will only be granted when the Board of Adjustments answers a majority "Yes" to each of the seven questions set forth below.

The following questions may be asked by the Board of Adjustment as an aid to help build a body of information, findings of fact, for supporting or denying a request for a variance. These questions are included as an aid for the applicant to better understand the variance process.

DECISIONAL STANDARDS WHEN GRANTING OR DENYING A VARIANCE

1. Is the variance in harmony with the general purposes and intent of the official control?
   Yes (X) No ( )
   Reasons? Area was ~~plat~~ divided in the Mid-1960's

2. Is the variance request consistent with the goals and policies of the comprehensive plan?
   Yes (X) No ( )
   Reasons? The improvement will add a new slab on grade storage building and will remove structure that are in disrepair. Two of which are located in the right of way.

3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?
   Yes (X) No ( )
   Reasons? Propert is only going to be used for storage.

4. Is the need for a variance due to the circumstances unique to the property not created by the landowner?
   Yes (X) No ( )
   Reasons? Yes - The ~~East~~ east side of the property is a steep embankment and below that is swamp that restricts where a structure can be build.

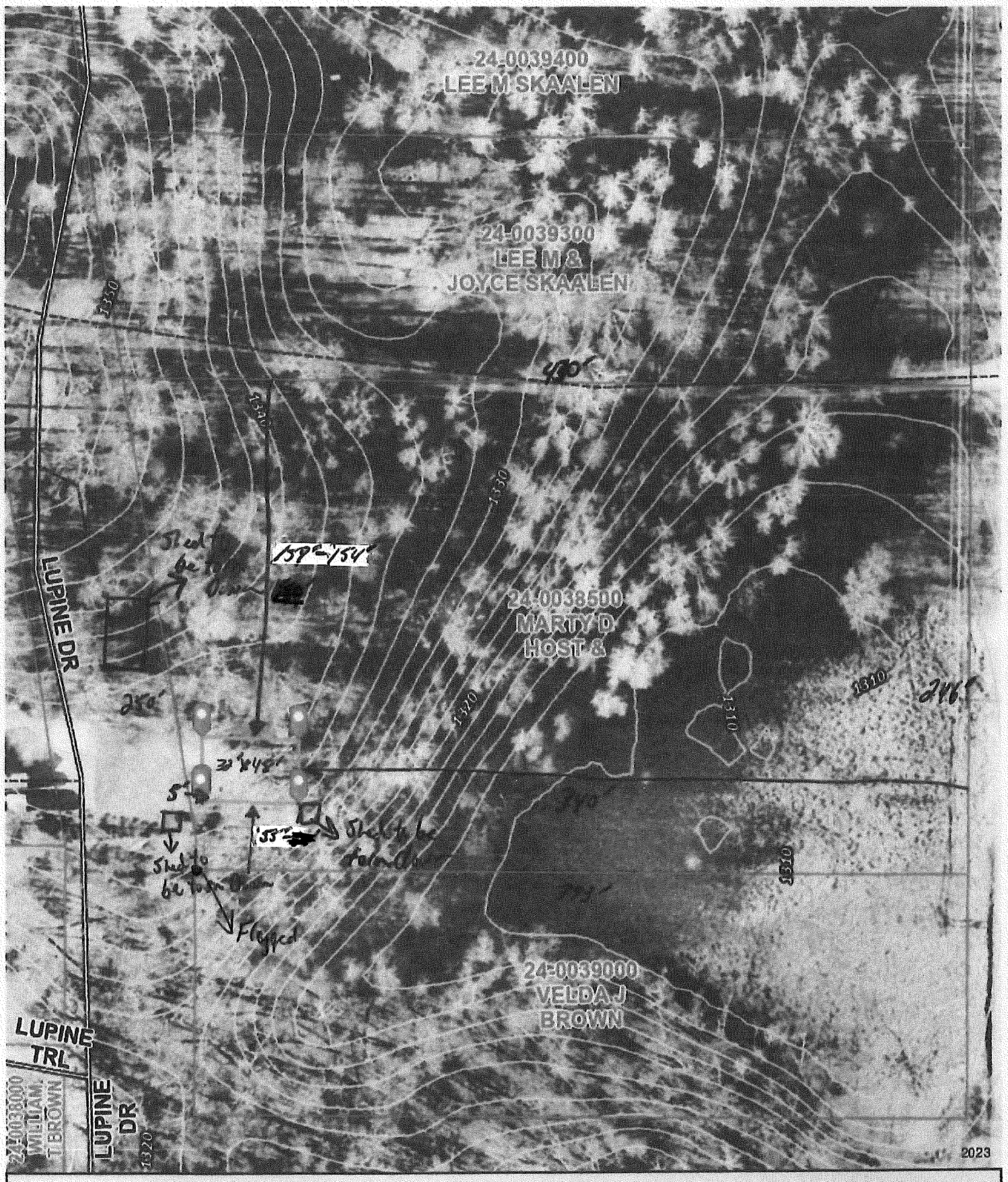
(Continued)

5. Will the variance maintain the essential character of the locality?
   Yes (X) No ( )
   Reasons? Structure will not restrict any neighboring property's usage or views.

6. Does the need for the variance involve more than just economic considerations?
   Yes (X) No ( )
   Reasons? The improvement/structure has no economic considerations but only practical use of the land.

7. Have safety and environmental concerns been adequately addressed?
   Yes (X) No ( )
   Reasons? Removing 3 structures that are in disrepair, 2 of which are in the right-of-way. No Shoreland or wetland will be effected by the new improvement.

The Board of Adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. (Mitigating impervious surface with storm water management, deep rooted vegetative buffers, rain gardens, etc.)



Todd County
MINNESOTA

Todd County GIS
216 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4249

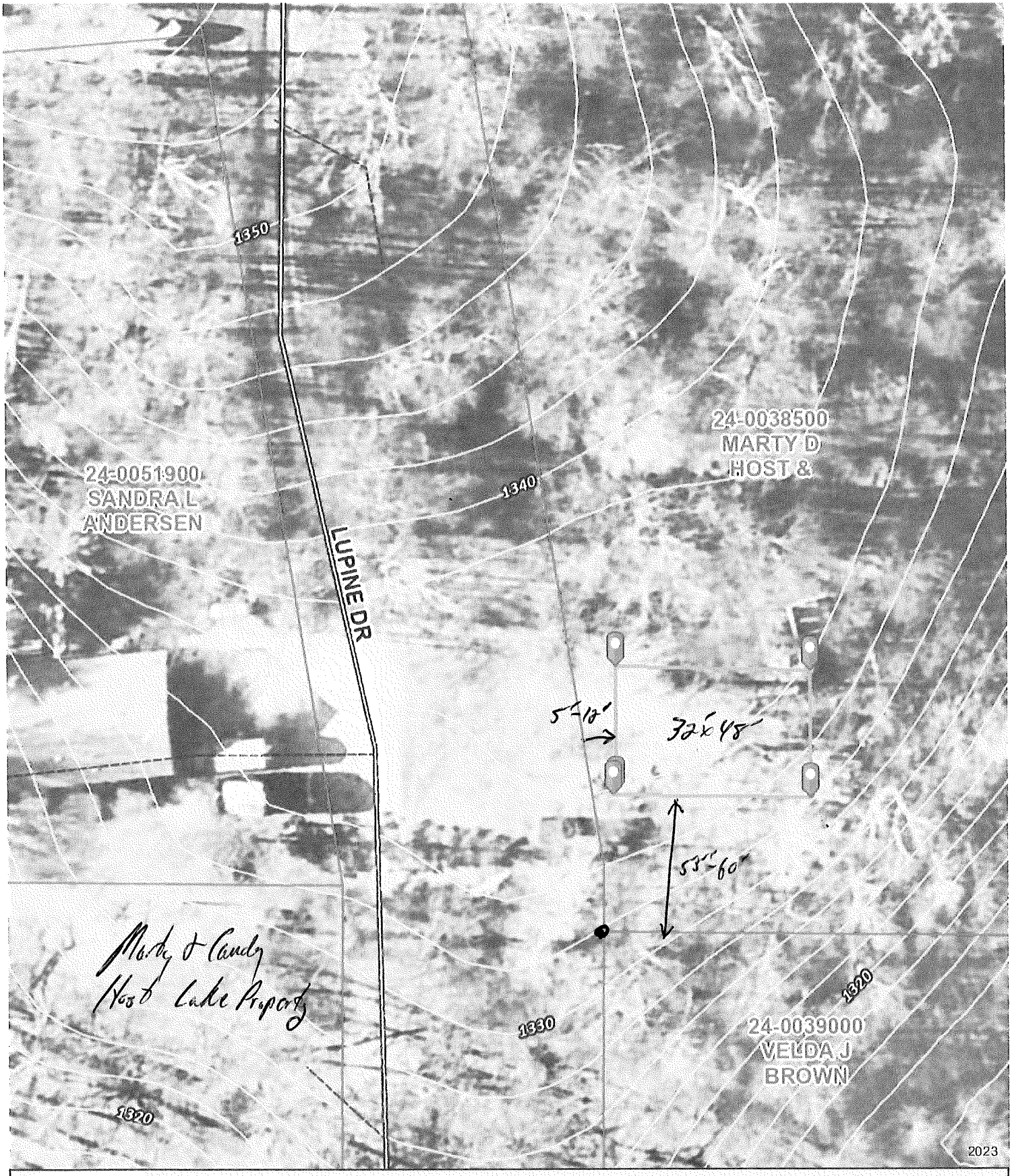
Todd County GIS

GIS Site Map

0 0.0125 0.025 0.05 mi
0 0.0125 0.025 0.05 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.



Todd County
MINNESOTA

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

Todd County GIS

GIS Site Map

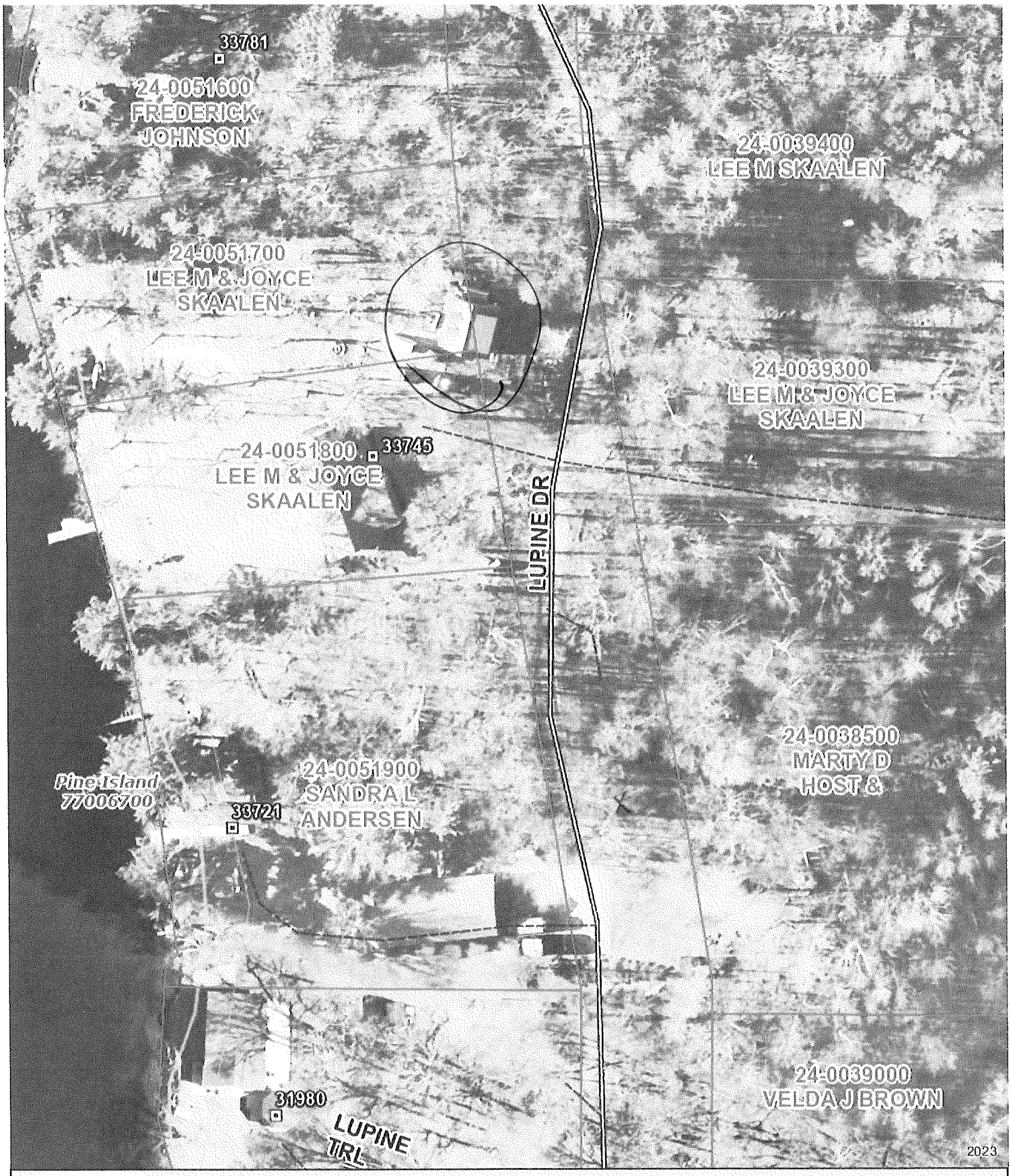
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Printed on:
Thursday, September 5, 2024



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Todd County GIS

GIS Site Map

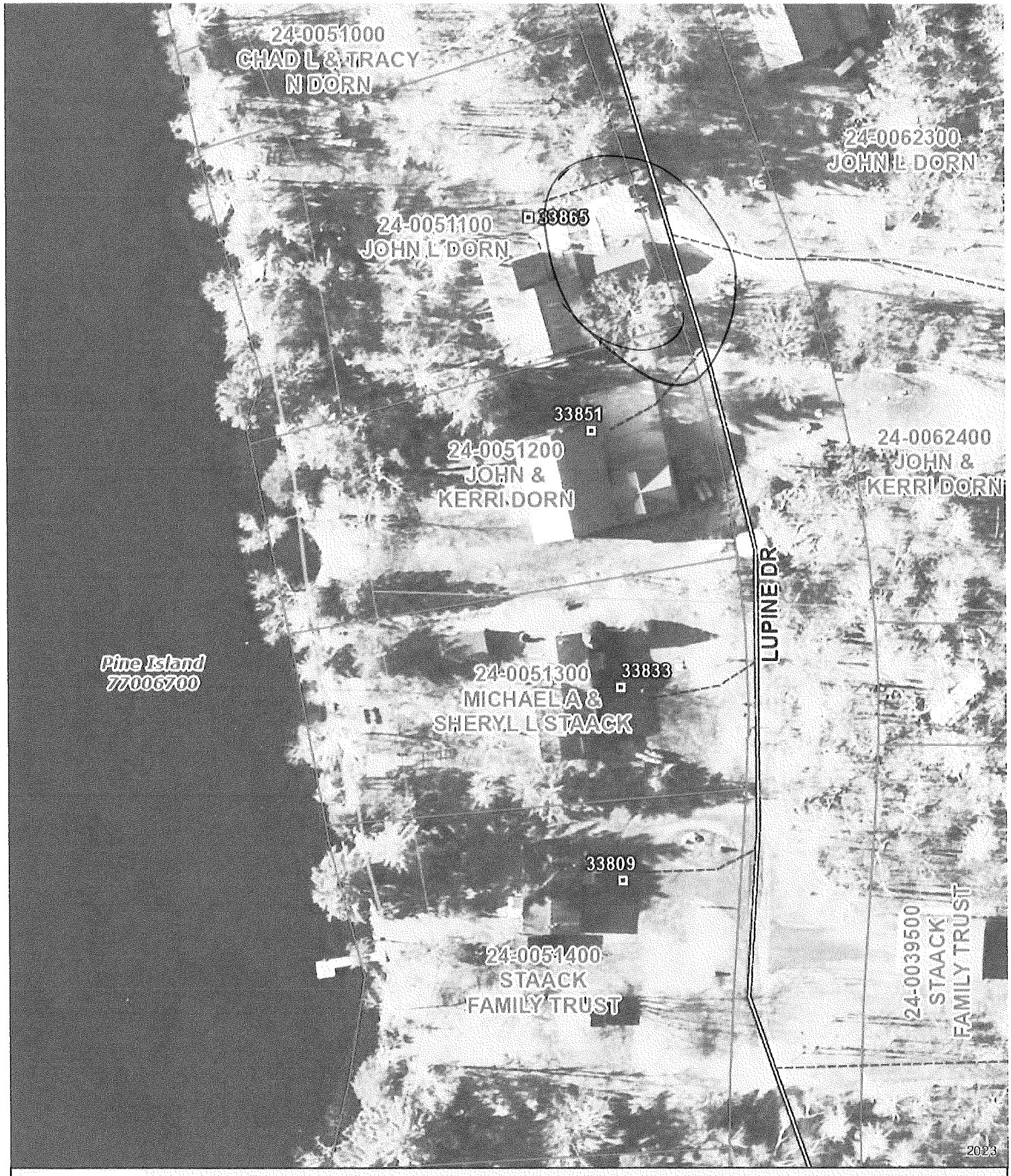
0 0.0125 0.025 0.05 mi

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Printed:
Tuesday, September 5, 2023



Todd County
MINNESOTA

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Long Prairie, MN 56347
(Office) 320-732-4248

Todd County GIS

GIS Site Map

0 0.0125 0.025 0.05 mi

0 0.0125 0.025 0.05 mi

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Printed on:
Thursday, September 5, 2024

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• MINNESOTA • EST. 1855 •

Todd County Planning and Zoning Receipt

Receipt Information

Receipt Number :	**Todd County PZ Receipt-2024-0570**
Total Collected	**$500.00**
Payee Name	**Marty Host**
Payment Timestamp	**2024-09-27 14:12:00**

Permit Application Information

Parcel Number	**24-0038500**
Permit Type(s)	**Variance Request Application**
Permit Notes	

Payment Information

Form of Payment	**Check**
Check Number 1	**1158**
Check Number 2	
Collected by	**Suzanne Bertrand**

This is not a permit to build

This is only a receipt



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 0.025 0.05 0.1 mi
0 0.0275 0.055 0.11 mi

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Printed on:
Friday, September 27, 2024

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Received
SEP 3 0 2024
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215 1st Avenue South, Suite 103
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Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

Receipt # 2024-0573

Appeal for a Variance

Accepted 9/30/2024 KLM

Applicant Jodi Marohn

Mailing Address 28333 284th St. Long Prairie

Site Address 28333 284th St. Long Prairie

Phone Number [redacted] Cell Number [redacted]

E-Mail Address [redacted]

Property Owners Name & Address (if not applicant) _____

_____

Parcel Number(s) 12-0030200

Section: 25 Township Hartford

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

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

Do you own land adjacent to this parcel(s) ____Yes __X__No

Septic System: Date installed 10/3/1996 Date of Compliance Inspection 4/29/2022

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____	Bluff setback____
Road right-of-way setback____	Side yard setback____		Buildable area____
Impervious surface coverage____	Building/Structure Height____		Other X

Did you meet with the Township Board to present the Application for Variance?
Yes X **No** _____ **Date of the meeting:** 9/23/24

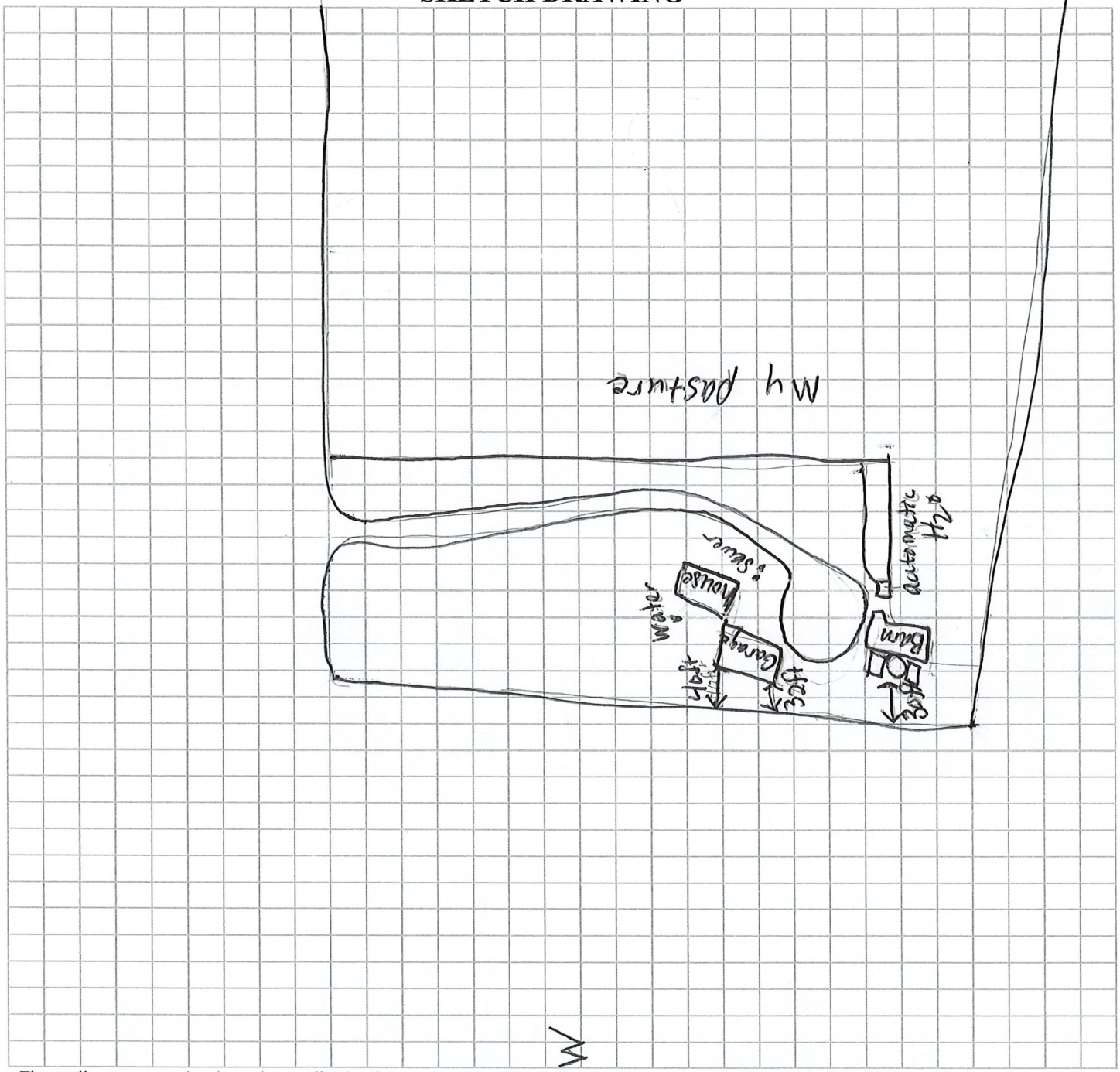
Alan Sierich
Optional Township Board Signature

Supervisors
Board Position

Roy A. Burke

VAR #2024-021

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 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.

Jodi Marohn	Jodi Marohn	9-30-24
Applicant Name Printed	Signature	Date
Property Owner Name Printed	Signature (If different than applicant)	Date

Sue Bertrand

From: Adam Ossefoort
Sent: Wednesday, October 2, 2024 12:40 PM
To: Sue Bertrand
Subject: FW: Variance Request
Attachments: Variance Request Page 4.pdf

From: Adam Ossefoort
Sent: Wednesday, October 2, 2024 12:05 PM
To: [redacted]
Subject: Variance Request

Jodi, please confirm that the following request is accurate to what you would like to request as your variance request.

1. Request to convert the front property line from the east property line to the north property line.

I've also attached the one page we will need you to fill out if you agree to this change in request. Don't worry about the top portion, we will just attach this email as part of the application. Fill out the bottom portion explaining the reasoning for the request.

Give me a call if you have any questions.

Thanks

Adam Ossefoort
Soil & Water Conservation District/Planning and Zoning
Division Director
215 1st Ave South, Ste 104
Long Prairie, MN 56347
Phone: 320-732-4325
Cell: 320-533-0998

Sue Bertrand

From: Adam Ossefoort
Sent: Wednesday, October 2, 2024 1:02 PM
To: Sue Bertrand
Subject: FW: Variance Request

Please print and include this email as part of the application.

Thanks

From: Jodi Marohn [redacted]
Sent: Wednesday, October 2, 2024 12:59 PM
To: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>
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, I would like to move forward with the request to Request to convert the front property line from the east property line to the north property line.

Thanks
Jodi

Get Outlook for iOS

From: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>
Sent: Wednesday, October 2, 2024 12:05:47 PM
To: [redacted]
Subject: Variance Request

Jodi, please confirm that the following request is accurate to what you would like to request as your variance request.

1. Request to convert the front property line from the east property line to the north property line.

I've also attached the one page we will need you to fill out if you agree to this change in request. Don't worry about the top portion, we will just attach this email as part of the application. Fill out the bottom portion explaining the reasoning for the request.

Give me a call if you have any questions.

Thanks

Adam Ossefoort
Soil & Water Conservation District/Planning and Zoning
Division Director
215 1st Ave South, Ste 104
Long Prairie, MN 56347

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.)

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.**

The way my driveway is positioned makes it appear to be the front line. My house, barn, and shed sit in the only buildable place on my property. By orientating the south property line to the rear this will allow me to build my garage and meet all set backs for all my buildings.

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

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

Explain Practical difficulties

There is no other practical place to put my garage due to an error by Todd County planning and zoning. This error has caused me several practical difficulties. I have owned my property for a year and 4 months. I have been dealing with setbacks on my property from the 1st day I stepped foot on the property. On 3/28/23 my relator and I went to look at a 20-acre farm. This farm has a house, barn, and 2 sheds. When we pulled up to the home, we notice a small, wooded area just north and northeast of the house. I told my relator I sure hope the wooded area is a part of the property. When we pulled up, we just sat in the vehicle looking around and a vehicle pulled up and it was the seller/homeowner. We spoke with him, and he informed us that the land was in the process of being separated from 120 acres and that the line would be just east of his driveway, which I was happy about. We exchanged numbers at this time because I expressed a great deal of interest in the property with the seller. Please look at attachment #1 I have marked out approximately where I was initially told where the property line was going to be.

After looking at the house I knew I wanted to buy it and asked my relator to start the buying process. Soon after looking at the house, I received a call from the seller and he was quite upset because Todd County informed him that the line could not be to the east of his driveway because there had to be a 50ft set back from the back side of the barn, so this will move the line about 20ft east into the wooded area. See attachment #2 this is a view from 284th street looking south. The seller was concerned that this would change my mind about purchasing the home. I was bummed out but still wanted to move forward. I then received another phone call from the seller upset with Todd County. He was upset because now they are making him move the shed 30ft from the west property line and wanted to know where I wanted it. I told him I didn't care where he put it if he made sure it was level for me. It was at this time he told me that once I owned the property, I could move the shed wherever I wanted. So, I did. I moved the shed and chicken coop over by the west property line and then Todd County showed up and told me that I had to move my shed because of the 30ft setback off the west property line. So, I got a permit and moved the shed and chicken coop 30ft from the west side line. Adam came out and measured and made sure I was 30ft off the property line. At this time Adam and I measured out where I could put a garage 30ft off the property line.

I started making plans to build a garage and I got the permit on 08/26/24. All plans were in place and the excavator came the day before he was going to start doing the dirt work. He wanted to call the county to check to see if the setback was really 30ft off the line and he spoke with Kevin who I am not familiar with. I was 100% sure that the setback was 30ft I have been dealing with this for over a year. Kevin informed the excavator that it was a 50ft set back. I could not believe what I was hearing. I called Adam and he informed me that they may have made a mistake and that he needed to investigate it further. I was quite upset. I told the excavator to go ahead and come in the morning because there was no way this could be right.

About 9:30 the next morning I receive a call from Adam stating that they made a mistake, and the setback is 50ft and that I would need to find another spot to put my garage. I called the excavator and told him that he needed to stop. Adam proceeded to explain that when they looked at separating the property they did not realize that it was a corner lot and that the end line

is to the west of my house not south of my barn. So, the property line should have been just east of the adjoining property driveway and only 30ft setback off the south side of my barn.

I would not be here today if the property would have been separated correctly from the beginning. This has caused me several practical difficulties and effected my farm negatively in several ways. There are several practical difficulties from this mistake. Look at attachment #3 and 4. My sewer runs under my driveway and my drain field is down into my pasture. My electrical lines run under and down my driveway and runs to the house and the barn. If you look at attachment #4 you can see that there is land to the east of my driveway. This is my pasture and has a significant amount of wet land and to the east of my driveway there is about a 5ft drop and I would have to bring in a ton of dirt and this is my pasture I have plans of getting a few beef cows and I already have 4 horses. I have some more dry land on the other side of the wet land, but I use this for hay. This would cause me a great deal of practical difficulties.

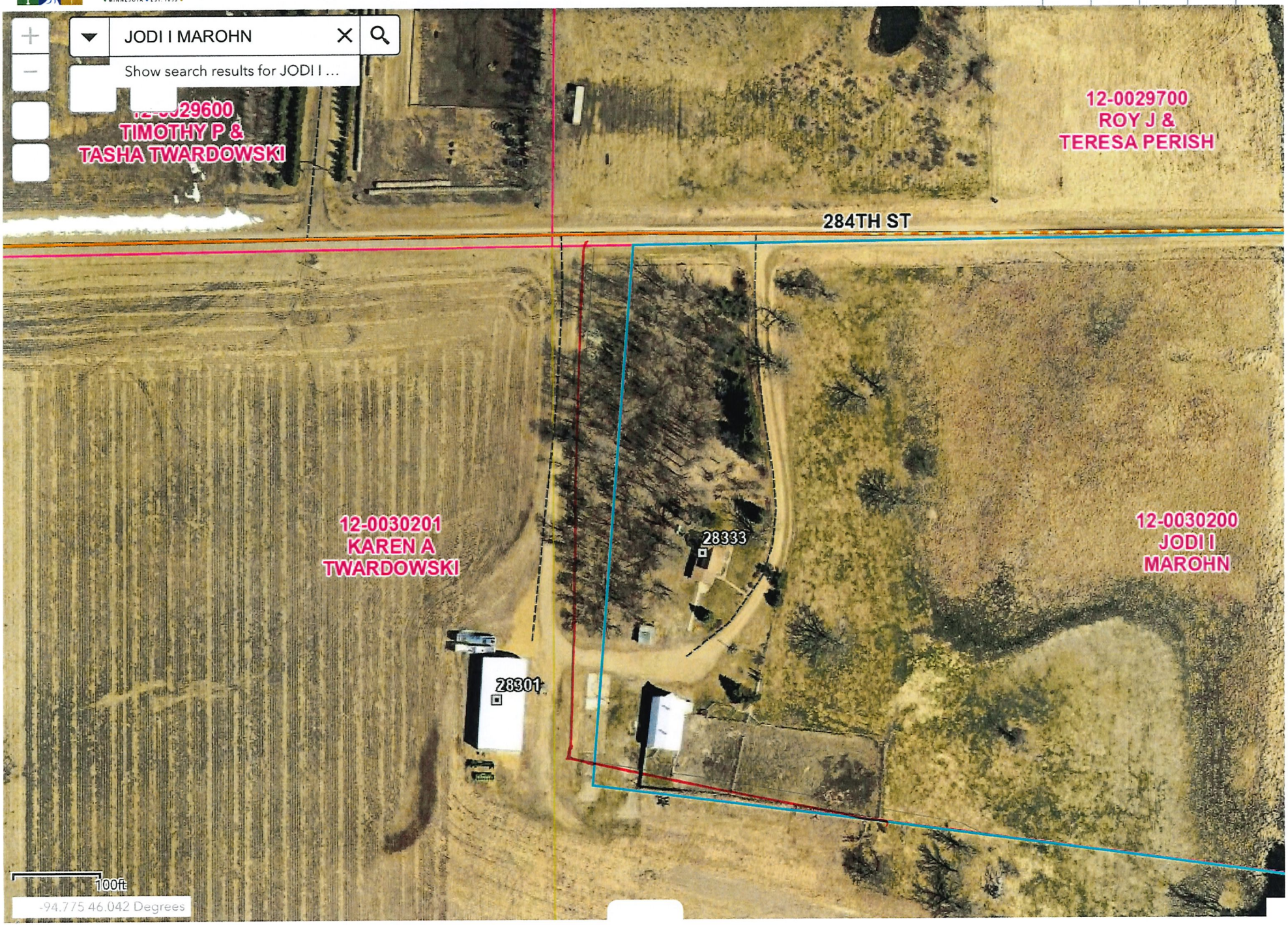
If the line would have been in the correct place, I would have meet the 50ft setback for my chicken coop, shed, and corn crib. My chicken coop, shed, and corn crib are located just west of my barn, and they meet the 30ft setback. My chicken coop is not moveable, but my shed should be considered moveable. That shed has been moved at least 4 times in the last year and it has skies and permanent chains on it so I can hook it up to a bobcat and move it at any time with no problem. I work with an individual who lives in Long Prairie who had a shed on his property line and Todd County told him that he needed to put skids on it and then he could leave it there. So, he picked it up and put skies on it. He has no plans to ever move his shed. I do not have any plans to move my shed at this time, but I can guarantee it is not going to stay where it is forever.

I also have limited space in my driveway to turn around a big truck and trailer around, so the excavator who is doing the dirt work for my garage is also making a circle driveway for truck and trailers to turn around, which will be taking up some of my front yard.

If you look at the sketch drawing you will see that I want to make the garage squared with the house not the property line. So, I have my garage all steaked out to meet the 30ft setback and the northwest corner is 42ft off the property line and the northwest corner is 32ft off my property line. The cement slab is 40 x 48ft. The garage is 32 x 48ft I have a 8ft lean to off the east side of the garage. See attachment #6. I have placed this garagel

Todd County Interactive GIS Viewer

Todd County GIS Department Help



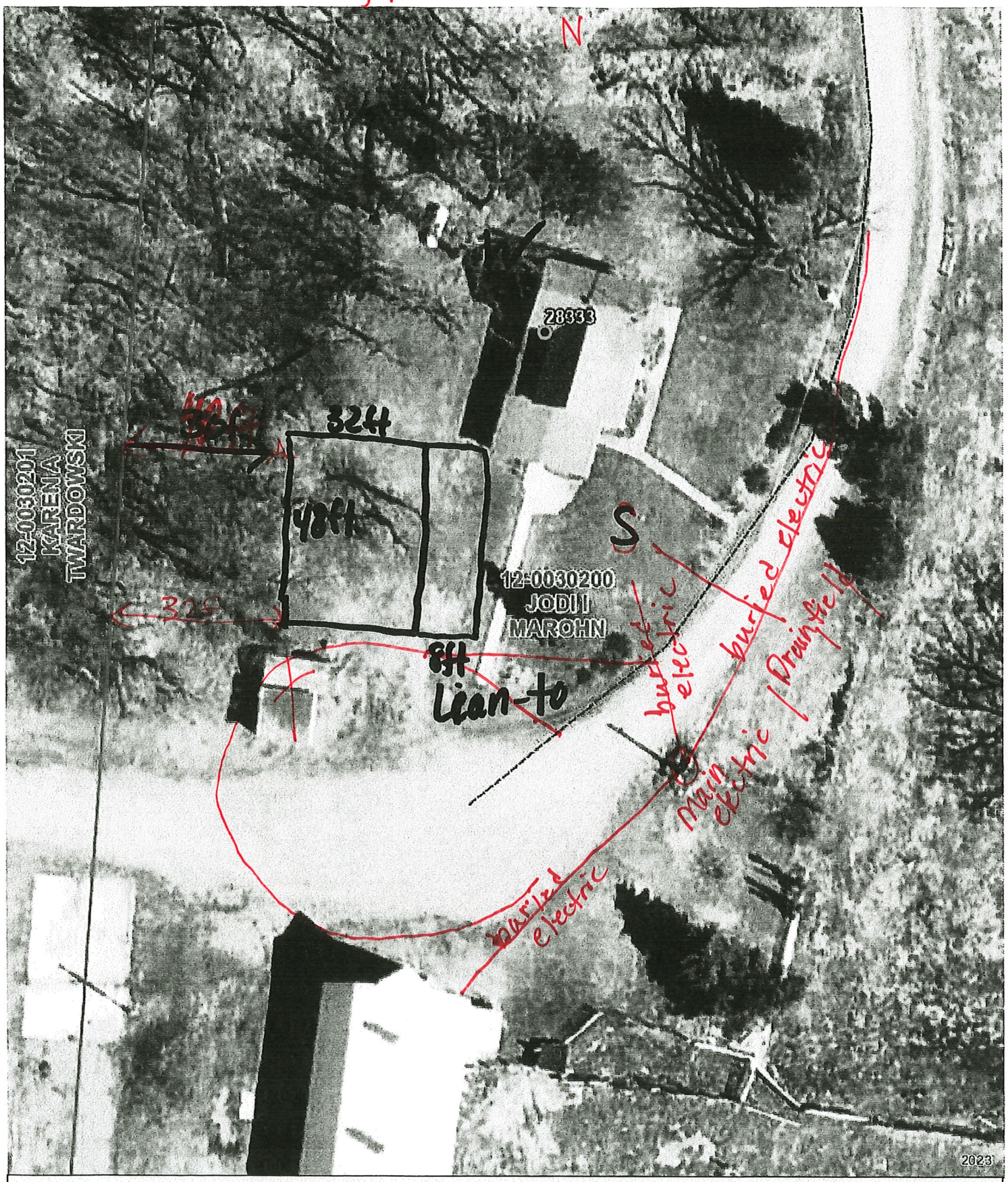
Attachment #1

Attachment #2



Attachment #2

Attachment #3



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

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.

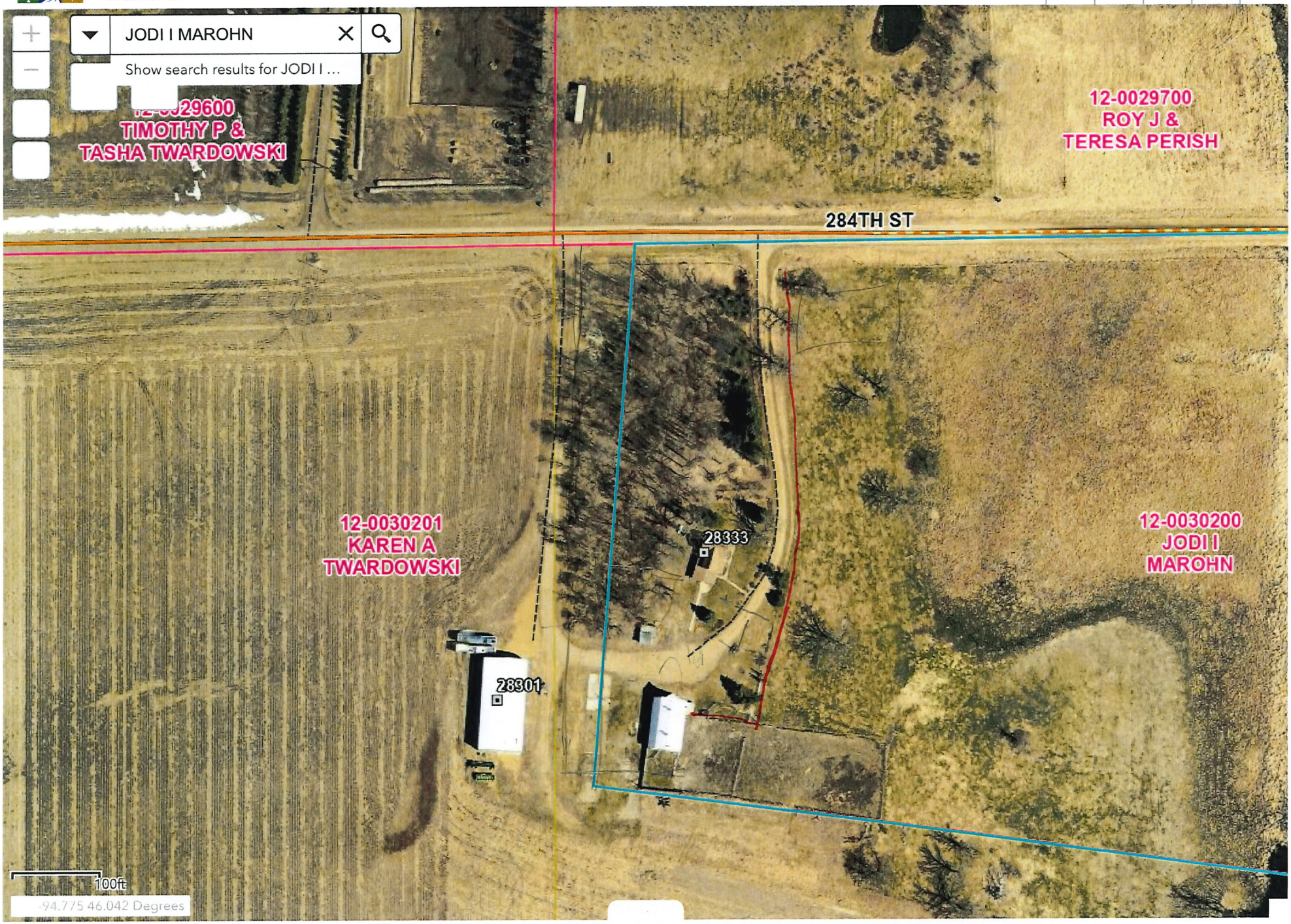
Printed on:
Monday, August 26, 2024

S

Attachment #4

Todd County Interactive GIS Viewer

Todd County GIS Department Map



285th Ave E





Attachment #2e

Design #: 316354494545
Estimate #: 9762
Store: BAXTER

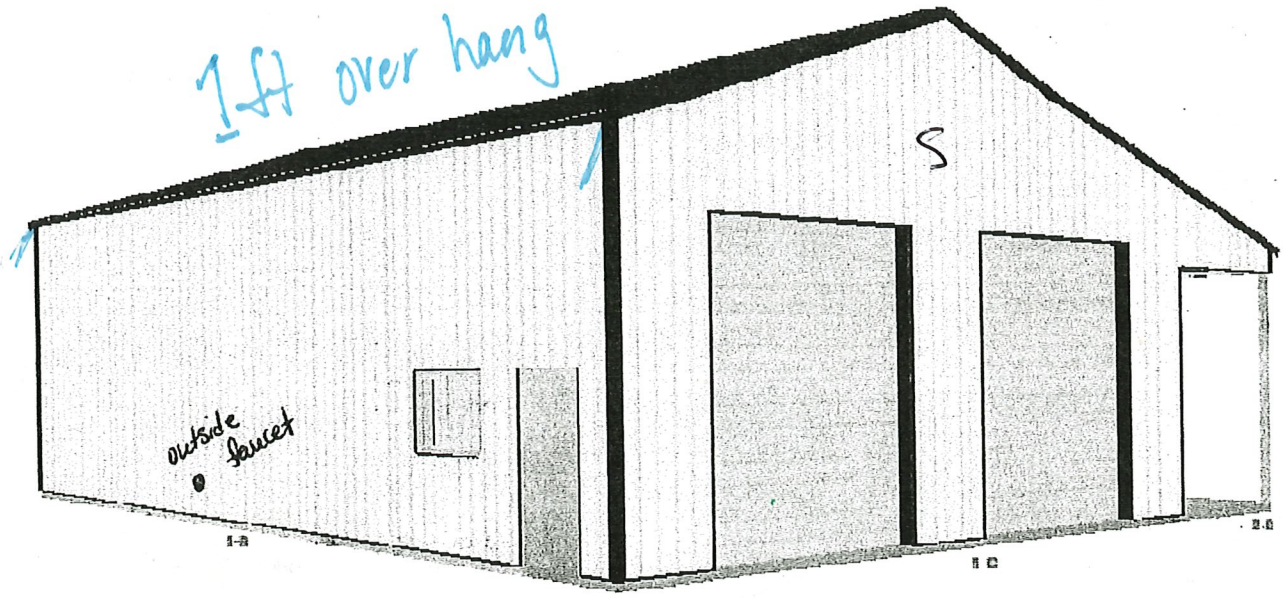
MENARDS®

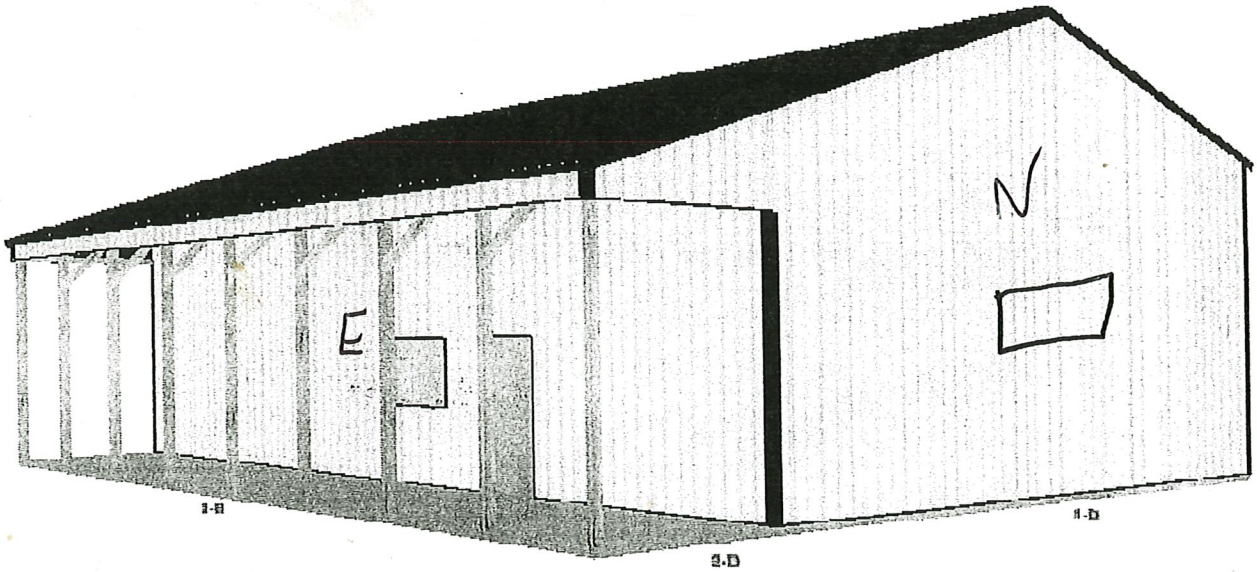
Post Frame Building Estimate
Date: Aug 21, 2024, 11:03:43 AM

Stick frame

Elevation Views

1ft over hang





WHERE THE FOREST MEETS THE PRAIRIE

Todd County

MINNESOTA • EST. 1855

Land Use Permit # LUP2024-0241
PID# 12-0030200

PROPERTY OWNER? Yes :

Site Address
28333 284TH ST

Taxpayer Address
MAROHN/JODI I
28333 284TH STREET LONG PRAIRIE, MN 56347

APPLICANT:
Jodi Marohn
[redacted]

APPLICANT NOTES: Moving the chicken coop.

LOCATION: Hartford - 12 Long Prairie River Watershed

AGRICULTURAL - LIVESTOCK

PROPOSED USE: CHICKEN COOP
Length: 12.00 ft
Width: 9.00 ft
Area: 108.00 sqft

Peak Height: 12.00 ft
Wall Height: 8.00 ft

Contractor: self

PERMIT TERMS AND CONDITIONS -

All soil erosion best management practices must be used. These might include but are not limited to silt fencing, mulch, vegetative seeding, erosion control blankets and mats and other methods to prevent soil erosion on this site. The Best Management Practice, if required, must be installed and maintained properly. Soil erosion best management practices must remain in place until site is fully covered with vegetation.; Land Use Permits for accessory structures and uses can not be used for commercial purposes or for human habitation.

Land Use Permits for structures must not alter existing waterways.; The applicant or agent hereby makes application for a permit to construct as herein specified, agreeing to do all such work in strict accordance with the Todd County and other local ordinances and

other applicable federal and state laws. Applicant or agent agrees that site plan, sketches, and other attachments submitted here withi and which are approved by the Todd County Planning and Zoning are true and accurate, and shall become part of the permit unless otherwise noted. Applicant or agent agrees that, in making said application for a permit from the Planning and Zoning Office, applicant grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises covered by said permit, to determine the feasibility of granting said permit or for compliance of that permit with any applicable county, state, or federal ordinances or statutes. Applicant or agent understands that it is applicant's sole responsibility to contact any other federal, state, or local agencies to make sure applicant has complied with all relevant Municipal, State, Federal or other applicable law concerning applicant's project described above.

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To make changes to or renew a permit or for questions call the Todd County Planning and Zoning Office at 320-732-4420. Changes to this permit must be done prior to the start of the Land Use.

If this property is within the Sauk River Watershed District additional permits may be required, please contact the Sauk River Watershe District 320-352-2231.

Activites authorized by this permit are valid for one year from the date of issue.

It is the responsibility of the applicant to ensure that all setbacks/requirements listed below are maintained. For electrical inspections c 320-760-1017 (bakt18940@gmail.com)

Contact the proper road authority prior to constructing / alterting any road accesses.

The burden rests with property owners to use MN licensed contractors, 1-800-342-5354 http://www.dli.mn.gov/ccld/rbc.asp

STRUCTURAL SETBACKS

Jodi Marohn 2024-08-01 08:21:00
a7167dcda96aa30ff91dae1e8b381006
1585977a95ece860c2ff92489e04f81d
Applicant Approval

Sue Bertrand 2024-08-01 08:21:00
d461ec21b0791d0d92cdaeb66ce0669c
dc78a1a6a72f6fc765351b0138cc32ab
Planning Staff Approval

WHERE THE FOREST MEETS THE PRAIRIE

Todd County

MINNESOTA • EST. 1855

Land Use Permit # LUP2024-0275
PID# 12-0030200

PROPERTY OWNER? Yes :

Site Address
28333 284TH ST

Taxpayer Address
MAROHN/JODI I
28333 284TH STREET LONG PRAIRIE, MN 56347

APPLICANT:
28333 284th St.
[redacted]

APPLICANT NOTES: detached garage with lean-to

LOCATION: Hartford - 12 Long Prairie River Watershed

ACCESSORY - GARAGE (DETACHED)
PROPOSED USE: DETACHED GARAGE AND LEAN-TO
Length: 48.00 ft
Width: 32.00 ft
Area: 1536.00 sqft

Peak Height: 22.00 ft
Wall Height: 14.00 ft
Contractor: self

PROJECT 2 TYPE: ACCESSORY (OTHER)
PROPOSED USE: LEAN-TO
Length: 48.00 ft
Width: 8.00 ft
Total Area: 384.00 sqft
Peak Height: 14.00 ft
Wall Height: 10.00 ft
Total Area: 384.00 sqft
Contractor: Self

PERMIT TERMS AND CONDITIONS -

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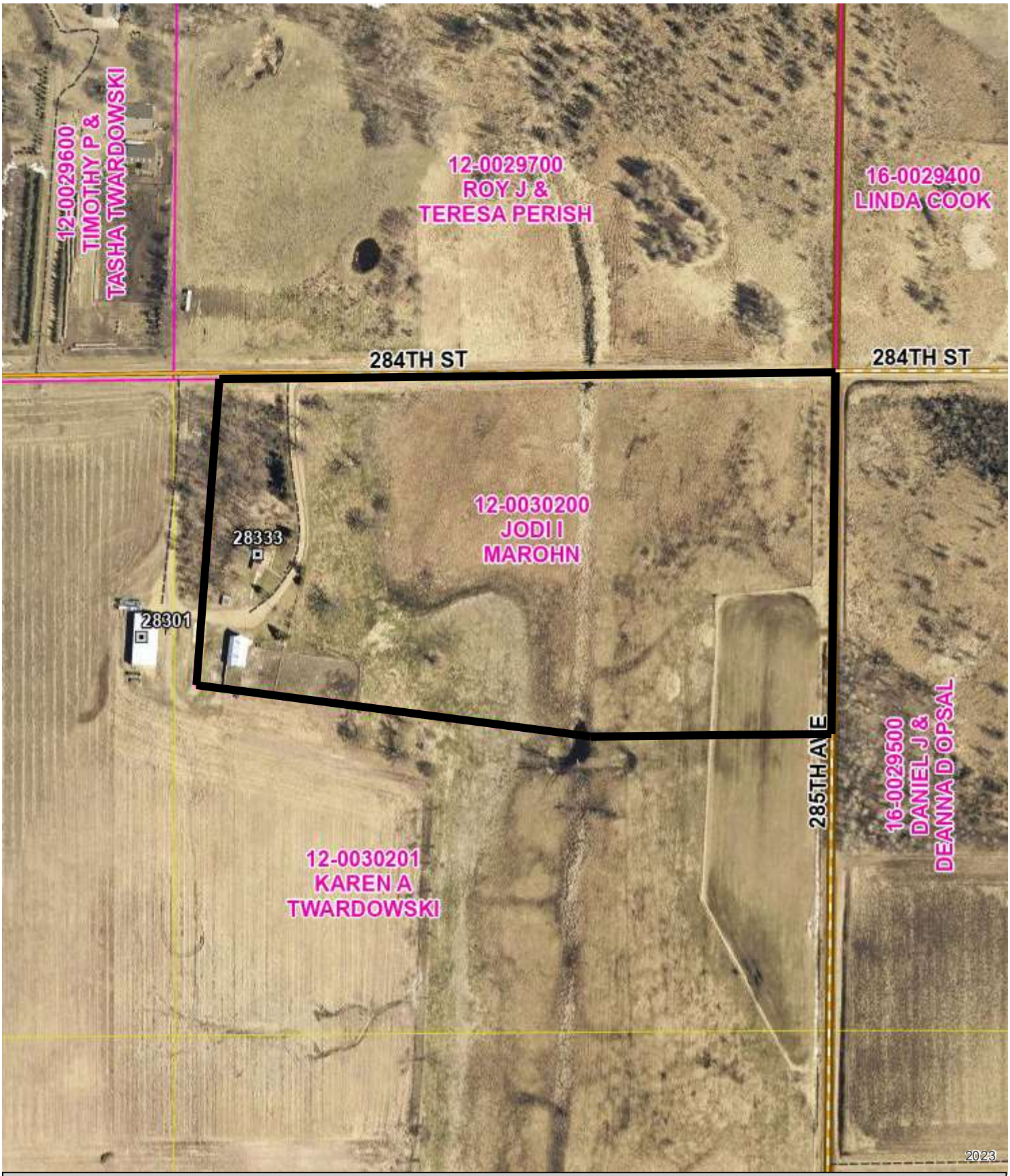
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STRUCTURAL SETBACKS

AF Zoning District structural setbacks:
Side lot line: 30ft
Rear lot line: 50ft
Road right-of-way: 35/50ft Please check with Road Authority to find the road Right-of-Way
Max height: 35ft/100ft

Jodi Marohn 2024-08-26 09:10:00
aa81cd99a066174e93b196e71360ac8b
3b7cf81a728472d2c82ecb36e50b0771
Applicant Approval

Sue Bertrand 2024-08-26 09:10:00
f09d71c0db562959ab3c11868ed82379
05ce88f91edeef4905dc338106754cf6
Planning Staff Approval



Todd County
MINNESOTA

Todd County GIS
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Todd County GIS

GIS Site Map

0 0.05 0.1 0.2 mi

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