



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

● MINNESOTA ● EST. 1855 ●

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

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The following is the agenda for **Thursday, January 23, 2025 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. 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 December 19th, 2024 Board of Adjustments meeting minutes

1. Reorganization of the Board and review Business Rules

2. Thomas & Bonnie Dingmann: Section 20, Burnhamville Township, Big Swan Lake

Site Address: 17031 Downy Dr., Grey Eagle, MN 56336 **PID:** 06-0058600

1. Request to reduce the OHWL setback from 100' to 65' to enclose an existing deck in RD Shoreland Zoning.

3. Jacob Wiener: Section 18, Round Prairie Township

Site Address: 18910 Ellipse Loop, Long Prairie, MN 56347 **PID:** 21-4001400

1. Request for variance to reduce the setback from the Road Right of Way from 100' to 34' for proposed addition of covered entry, walkway and Bell Tower to existing structure in Commercial Zoning.

4. Travis Eckel: Section 15, Wykeham Township

Site Address: NA **PID:** 28-0012803

1. Request to increase the allowed storage containers from two containers per parcel to fifteen containers for this parcel in AF-2 Zoning.

Adjournment.

Next meeting: **February 27, 2025**

Minutes of the Todd County Board of Adjustment Meeting

December 19th, 2024

Completed by: Sue Bertrand P&Z Staff

Site Visits conducted by Adam Ossefoort and Richard Johnson December 10th, 2024.

Meeting attended by board members: Chair Rick Johnson, Vice Chair Bill Berscheit, Danny Payton, Russ Vandenneuvel, 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. Each board member introduced themselves and Rick explained the process for those attending.

A motion to approve the agenda as written by Ken, seconded by Danny, voice vote, no dissent heard, motion carried.

Russ motioned to have the November 21st, 2024 meeting minutes approved. Danny seconded the motion. Voice vote, no dissent heard. Motion carried.

Rick introduced the meeting process and etiquette.

AGENDA ITEM 1: Thomas & Bonnie Dingmann – PID 06-0058600 – Burnhamville Township

Request:

1. Request to reduce the OHWL setback from 100' to 65' to enclose an existing deck in RD Shoreland Zoning.

Thomas and Bonnie 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. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
2. Development of a storm-water management plan submitted to Planning and Zoning prior to land use permitting.

Thomas & Bonnie confirmed the staff report was accurate.

Rick reviewed his field inspection report. This report may be viewed in full, upon request, at the Planning & Zoning office.

Thomas stated there was concrete that they busted out and put a stairway in, because before, the water would run right down the stairs, and by putting the roof on, it would help run the water off the sides, where the grass is.

Bonnie stated they didn't want to remove all of the concrete steps as they felt it would make the run-off worse, that what was there, was holding the ground somewhat. That was the reasoning behind it.

Thomas stated they did a project ten twelve years ago and whatever they are doing it is helping the lake.

Bonnie added it was a County project that was done, to restore that toe of the lake because it was eroding.

Thomas stated when they bought it, it was coming strait down to the lake.

They both explained they added rip rap, grasses, wild flowers, and whatever they are doing it is helping and with putting the roof on it will help with water run-off.

Correspondence received:

Yes, and Adam read an e-mail from Josh Votruba with SWCD aloud. This letter may be viewed in full, upon request at the Planning and Zoning office.

Public comment: None.

Board discussion:

Russ asked if they were talking two levels?

Thomas, no, one floor where the deck is.

Russ asked what they would do in the future for a deck?

Thomas and Bonnie both said they won't have a deck. Just want to enclose this, like a screened porch. If they want to sit outside, they can sit outside on the hillside or down by the fire pit.

Ken asked if this is a year-round enclosure?

Bonnie explained it will be a three or four seasoned, because she is going to have it wired for heat in the fall or spring, but they will not heat it in the winter.

Thomas added there is no forced air for the winter, it would be a space heater or electric around the edges.

Ken asked if the walls that are not windows be insulated and the floor sealed up.

Thomas & Bonnie, yes.

Ken will you have to beef up and re-support the deck? More footings?

Thomas explained there will be heavier posts down and one stronger header along the bottom of the deck. They are not tearing footings out or adding footings because everything is concrete there.

Ken with the square foot increase for that roof surface, are we exceeding the impervious?

Adam it will increase the roof surface part of it, but will not exceed the allowed 15%.

Bill asked if they were re-orientating more than the deck portion? Is it going to be the entire cabin?

Thomas, just where the deck is and it will slope to the sides where the grass is.

Bill, the roof portion that slopes away from the lake will remain?

Thomas and Bonnie, yes. This will help with erosion and Josh mentioned it too.

Bill, significant slope to the south side, are we looking at a bluff on the topography? It looks close to 30'.

Bonnie asked for clarification of a bluff which Bill explained.

Adam stated he did not know with certainty it will exceed 30' from the top of the bluff and if that is a bluff and he would try to check.

Bill stated this is also asked of staff, he noticed the build date is 1972 on the cabin, and 1972 is when Zoning was implemented in the County and asked if this cabin was permitted originally, or does it pre-date permitting?

Adam stated he would check.

Ken asked if the deck was built at the same time as the cabin in 1972?

Bonnie and Thomas stated they have owned it for thirteen years and did not know that answer. Bonnie stated it looks like it is at the same time, according to the date put in the concrete underneath the deck.

Bill stated what is driving his question, if you look at the lot, if zoning was in place, it would have been a 150-foot setback on this lake, if he remembered correctly, and is curious as to the placement of the house, if zoning had been in place at that time. Just background data.

Russ asked if this is a year-round cabin and are you living there?

Both answered no, but they are going to retire and will be out there a lot more.

Adam stated he could not determine from the GIS topography for sure, on that particular portion, if that is a bluff, and the earliest permit was 1974 and it was not for the house. There is a history of permitting but that

may have been built prior to permitting. There are multiple components for a bluff; slope, elevation change and it must drain to the lake.

Dan stated looking at the GIS the South side retaining wall, buildable space on the back side of the homestead, is the piece that sticks out part of the house or garage?

Adam, house, the garage is detached.

Dan noticed the placement of the septic, stated he is trying to determine if there is space to the East of the cabin to build? Sees gradual slope to the East.

Rick stated based on the site inspection, he did not make note of the septic system placement, however, we could always request they move it, if they chose so, and this lot is narrow, and is a lot deeper than a lot in this location, looking at the aerial site, there is a lot of room behind that cabin to simply build more livable area, and the application requests that.

Ken interjected, they are asking for livable space with a view of the lake, so that limits where you can put it. You cannot add to the back of the cabin and have a view of the lake. Must include the whole request.

Rick agreed.

Danny does not like the water going down that sidewalk to the lake, warm water needs to go across some cool grass before it gets to the lake, yes, an improvement from this. Also sees a steep slope right at the edge of the proposed expansion which is already way to close to the lake. The only flat spot, getting back to water control off the edges, he has a hard time seeing how they can control the water on this steep slope. Unless he sees a program, he does not like it.

Ken stated that is why we have that suggested condition, is to have a water plan to alleviate that, so as long as we keep that condition in there, we can be comfortable that the water wouldn't be an issue. We have experts in our office downstairs to do that.

Thomas stated he was informed this will help the water from going down to the lake. It will help the water go into the grass and help filter before going into the lake. Now, the water runs through the deck, onto the concrete and down to the lake. This is going to help the water from going down into the lake, with grass on both sides of this.

Bill, stated with a good storm water management plan, it will be more than just dumping it onto the grass. We are thinking it will be put into the ground either some type of tile system or something, he would assume. He has seen a number of storm water management plans, and has rarely seen water just dumped onto the grass and just letting it run. It is almost always trying to get it into the ground somehow and treating it. Agreed with what Thomas was saying.

Thomas stated they will have a rain gutter on the road side of the house instead of just flowing to the lake. Explained the plan and stated yes, they would like to have the screen porch and living area, but, they thought this will help, in the long run, according to what Josh had stated.

Russ confirmed they have a copy of Josh's e-mail.

Adam highlighted the definition of a "bluff" from the ordinance on the overhead, confirming his explanation earlier.

Bill stated so this might be close.

Adam stated he couldn't tell.

Dan added with sixteen lines very close together, that is thirty-two feet...

Adam, right.

Bill added then you need it to flatten out and add another 50 feet of distance, and didn't think they had that.

Bonnie defended, that whole area in question has been kept natural with no disturbance, the whole time they have been there.

Rick stated, once again, this is an expansion of a legal nonconformity. Did not feel there was a whole lot of space to effectively handle and mitigate the adverse effects of rainwater run-off. The practical difficulty statement, yes, understood Ken's point, to increase living space, and also get a lake view, for him, that is not a practical difficulty that is unique to the land. That is a personal design desire and when it comes to those types of applications when it's just simply around design, or family size or whatever, that's not enough to substantiate giving a variance, because it has nothing to do with the land. When you design something and want a lake view, it is considered a self-imposed practical difficulty. He struggles with them just passing the litmus test of a practical difficulty.

Dan stated you can take your existing cabin and change your lake view. To him, that part of the request is irrelevant.

Rick agreed and added you can modify an existing structure without a variance, as long as it is exact for exact. He sees there is an alternate site and expand livable space moving backwards.

Bonnie stated that would mean we would have to move the septic system.

Rick, correct, and as a board, they can set that as a condition to have that moved.

Bonnie stated by adding the roof line, we are deterring the water to go to the both sides verses of one side. That is helping the lake in itself. As far as the structure and the deck goes, we are only increasing the roof line

because the deck itself has concrete underneath and it doesn't change anything. By enclosing it you are not changing anything other than your roofline, which is helping the lake.

Rick, correct, and he agrees with all of that. He is just struggling getting past the practical difficulty test. He does agree you push the water to the side, you are going to have more grass to absorb, infiltrate and slow the water down. Personally, he feels that is not enough vegetation there to manage rain water run-off.

Bonnie asked if they removed the sidewalk going down to the lake, would they get the variance?

Rick, the board will vote and it will be a majority vote, but he cannot speculate on where they are going to land. This isn't a negotiation process either.

Bill stated he did not think the board had enough information to make informed decisions. We don't know if we have a bluff and if we are dealing with a bluff, at a minimum, we have one more variance that we need to grant in order to make the current request happen. We don't have the data we need to go forward with any type of approval.

Rick, agreed because of that lack of information. Explained how the tabling process works.

Thomas stated they had the County go out there and tell them what they need. Told him to have the soil and water guy come out and check it, they did. They went to the township, got the septic checked and doesn't know what else they could have done. They did everything they were told to do. What else could they have done?

Bill clarified the burden of proof in a variance is 100% on the applicant. The reason for that is, when you apply for a variance you are clearly acknowledging that you don't meet the zoning rules in the County. So, if you don't meet those, that is why and when you come before the board. For them to come out and look at something their computer in their head is no better than his. Bill stated he himself makes mistakes every day and so he is unwilling to beat anyone up for missing something and is not doing that to the applicants, simply saying the application before the board, now, there is a good chance this is a bluff, and a bluff brings in different criteria, and those criteria have not been addressed. So, at this point you have the golden opportunity to table this thing, go back and determine if this thing is or is not in a bluff impact zone. If it is not, come back with the exact application as you have now or make any changes that you want, or you can visit with staff and perhaps make some changes. Bill is stating clearly, without knowing if that is a bluff, there is no way this board can move forward with this application.

Rick reminded the board Big Swan lake is an impaired lake and as a board they are expected to hold higher standards, in order to grant a variance.

Rick stated Swan lake is an impaired lake

Bill stated he 100% agreed with the applicants that what they are proposing would be in the best interest of the health of the Lake. He is not disagreeing with that at all, as a board, they still have to do things right.

Thomas stated they stuck a lot of money into the project to get the water going right, down by the lake. Now they are doing this to help the lake.

Bonnie stated they have not touched that corner and have never done anything with it. Totally unusable to them and they don't interfere with it. It's all natural.

Thomas stated the Soil and Water guys even told them they could not be doing anything better for helping the lake. They said if half the people on the lake were doing what Thomas and Bonnie were doing in the last twelve years since they bought the place, would be wonderful. He apologized, but felt the board was just picking the bluff apart.

Rick explained it is difficult to obtain a variance in the first place and especially on a small lake that is impaired. It is impaired because of all of the development and activities that have gone on, around this lake.

Thomas pointed out there are about 75% of the houses that are less than 100 feet from the lake.

Rick agreed and added it goes against the standards and regulations that are in effect now. If you want to expand a legal non-conforming structure you need to meet the new rules and regulations. If you actually go back to the spirit and intent, it is written so hopefully these structures will disappear someday. That is why the ordinance does not allow expansions.

Thomas stated they are not expanding, they are not digging footings, they are not going out, they are going up from what they have now, only.

Rick stated there is a lot more to this. There are seven criteria questions that have to be met. As board members, they are very knowledgeable on those criteria's and simply applying what is practical, they have to follow what is written and that's all they are doing, making sure all of the criteria questions are being met. He admitted he was struggling with some of them. Not speaking for the other four members, just expressing his opinion.

Russ stated before the bluff thing, which is something they may still have to investigate, could the practical difficulty be, and he is just throwing this out there: the rain water is going from the roof to the lake, and them taking the sidewalk out and changing their roofline, that could be their practical difficulty, that there is too much rain water going into the lake? Stated he struggled with their practical difficulty, as well, and he likes the idea of what they are doing with the roof line. That practical difficulty, she just said, is the rain water comes off of the roof, goes down the sidewalk and into the lake. That is a practical difficulty. By them changing the roofline is going to prevent that practical difficulty. They just don't have it written down that way.

Thomas agreed, definitely.

Adam interjected to explain more process. To answer the question earlier, if they have to pay for another variance, the answer is no. You will not have to apply for another variance, this is a continuation of the same application. What the board is suggesting is there are pieces missing if they are going to be able to make an informed decision, if they were going to grant the variance. You have an opportunity to table it, take what you

have learned here tonight, do the homework and bring it back next month, no charge, no new application. You are just going to come back next month with that new information for them to consider the variance further. You have that opportunity. You are not out anything, other than to have to come back next month.

Discussion on the 60-day rule and when the application was submitted.

Thomas asked what information do they need?

Adam stated we need the bluff information and more of a concrete plan of storm water management. Adam offered to bring both Kevin and Josh back into the conversation if we need to. At a minimum, we can get the plan drawn out on paper in detail that the board can see, rather than a conversation about it.

Danny stated to him, it is an expansion going towards the lake.

Rick asked if they would like to table? Otherwise, the board will move onto the criteria questions and take a vote.

Thomas and Bonnie stated they will table it.

Rick motioned to accept the applicants request to table. Ken seconded, voice vote, no dissent heard, motion carried.

Rick stated when you leave, it is imperative and important you understand exactly what you need to come back with for this board. Rick clarified, for him, what he is hearing, is they need to make an accurate determination of whether a bluff exists on this lot. A bluff is defined as a slope of 30% or greater. Rick stated for him, he would agree with what Josh said you are going to move the water to the side part of the lot. That, in and of itself, is a good thing because you have a little more grass to absorb water, filtrate or slow it down. Being he was at the site, one of his main concerns there is you've got very little space in front of that cabin to effectively handle storm water run-off. If he had a more detailed plan, than just simply rain gutters push it to the side, it would be things like rain barrels, or what ever it takes, that would give him more comfort if he gives you this variance, it is not going to have an adverse impact to an already impaired lake. The third thing is, his observation, when he was there, he feels their practical difficulty is self-imposed. In his mind it is not a practical difficulty unique to the land at all. He stated they would fail at a criteria question, and you only need to fail one to be denied your criteria. He continued, what they look at is there an alternate site that would give you your additional living space. Agreed with Ken you want additional living space and you want a lake view, but Danny is right too, you could get additional living space, if that is what you really want and you can take your existing living space and do what you needed to do to get your lake view. So, you need to prove to Rick that there is no way to meet your goals without putting it on the front of the cabin, and putting it 60 feet in front of the lake. Those are the three things. He realizes Adam gets all that and if you need to work with Adam to process all of that, and work with you and come back with that additional information.

Adam offered to e-mail the Dingmanns tomorrow and help get something lined up to get that started.

Thomas just wanted to ask if the board thinks, if they leave it the way it is, it is going to be better than what they are doing with the roof?

Russ answered no.

Rick explained that he has heard it before and unfortunately, when they look at the ordinances, and they have very clear, specific guidelines, on the criteria you need to meet, that is not one of the criteria. Even if it was, you still have to meet all seven criteria. If that was a criteria, you would have to meet all eight. He's not struggling with that criteria, it's a couple of other criteria he is struggling with. Just so they understand, and that is just him.

Thomas asked what the other board members think?

Bonnie asked if they found out this is a bluff, what does that matter?

Adam stated there is additional setback criteria from the top of a bluff, also. If it is a bluff, they need to know where the top of the bluff is and how is this in correlation to it.

Rick confirmed they cannot make a blind decision without that information. The board has a job to do and you have to meet the seven criteria and make sure the board gets the information to make that decision.

AGENDA ITEM 2: James & Valerie Kluver – PID 14-0034500 – Kandota Township

Request:

1. Request to reduce the Road Right of Way setback from 35 feet to 31 feet in RD Shoreland Zoning.

Jim & Valerie were present as the applicants. James stated he agreed with the staff report.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office. He apologized for not having the impaired waters information at the end and will add it to his template for the future.

Proposed Condition(s):

1. None

Rick asked the Kluvers if Adam's report accurately reflects their request?

Jim stated he believed so.

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

James answered Rick's question as to where the rainwater pipe surfaced.

Jim stated he believed it ran along side the deck and out the front.

Correspondence received: None.

Public comment: None.

Board discussion:

Bill stated one issue: the storm water management on the back corner where they are looking to add on, the downspout goes into a tile line, in the picture, and that outlet is on the front side. He thinks if they are having a conversation about this, putting it here, that storm water treatment system that is already in place, needs to be addressed. It needs to be a part of this package. Stated if there was a condition to have a storm water management plan in place, he would have no issues with this application.

Ken asked what in the world is going on with the roads?

Jim stated the road was just platted and the road was never built and is never going to be.

Ken stated he sees Alabama drive and that is not where it is surveyed to be. There seems to be a whole pile of buildings in the middle of the intersection. Normally, he would hold paying allegiance to the surveyed road right away, in case some time in the future it could be a real road. "Why" was a long time ago.

Rick pointed out on the survey there appears to be a wooden fence through the road near those sheds, as well, and the surveyed road dead-ends two lots down. It is not like there is a lot of through or highspeed traffic.

Ken interjected the amount of traffic doesn't matter, as you have setbacks for throwing snow, as well. They don't have enough room there anyway to pick up enough speed there anyway.

Rick added and road maintenance too, but, when it comes to safety concerns and road maintenance concerns, he has no issues with either of the two.

Ken made a motion to approve.

Russ, are you far enough away from the septic with the drain field?

Jim, yes, the drain field is on a different lot.

Adam confirmed it is only the tanks on this lot and the drain field is on their lot across the way.

Russ, does anybody live there, full time, in that area?

Jim and Valerie both stated that is kind of their plan. Jim added there is one house on the end of the driveway, two houses down, live there all of the time, also the other direction a couple houses down.

Rick asked out of curiosity, what is seven feet of additional structure going to add on?

Jim stated they would like to add on to get a little more room for a bathroom and little laundry room to be able to stay there permanently.

Rick asked if that was going to be enough?

They stated he would like add twenty... but didn't think they would get it.

Russ seconded the motion from Ken.

Danny asked who owns the buildings out in the middle of the road right of way?

Adam stated they were Jim's.

Bill drew attention to the motion and the second and was wondering if he could get a friendly amendment that we have the storm water management treatment?

Ken apologized and meant to add the condition to the motion.

Adam asked, first, does this have a nexus to the request? Secondly, with this, we could have them explain how they are going to manage this, make sure it is well vegetated, and that there is not going to be an erosion issue, before we issue the permit.

Bill stated the "placement of the addition" is the nexus and it is imperative that we know where that tile line is going. That is the extent of his concern. As long as that existing infrastructure is not an issue. He does have the concern that it, perhaps, could be. He does not know that and is ignorant in that regard. You could call it a roof top management plan if you have to, and didn't care what the title is, as long as one is in place, and staff looks at that and approves that before permitting.

Jim stated if they add on, that is going to be removed, he is assuming, and move it somewhere else.

Adam added the condition:

1. Submittal of a storm water management plan to Planning and Zoning prior to land use permitting.

Rick repeated we have a motion and a second, with that proposed condition and called for the roll call vote, commenced as follows:

Board member	Vote (yes or no)
Russ Vandenheuvel	yes
Dan Peyton	yes
Bill Berscheit	yes
Ken Hovet	yes
Rick Johnson	yes

Motion carried, Rick stated you have been granted your appeal for the variance.

Adam stated one more note, last meeting we had the tie vote and didn't know what to do for a while, and he

talked to Jason and he said the board did exactly what they were supposed to do. It references that 1599 Statute, when you have a request for a denial, because of the failure to approve a resolution or a motion, does not preclude the immediate submission of the same or similar request. Because it was a “request to deny” that failed, we are still on the clock. But if it is a “motion to grant” that failed, the variance is denied. He just wanted to note that from last time and good job guys!

Russ motioned to adjourn and Danny seconded. Voice vote, no dissention heard. Motion carried and the meeting adjourned at 7:31 PM.

DRAFT



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Todd County
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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

Appeal for a Variance

Applicant Thomas & Bonnie Dingmann
Mailing Address 267 26 327th St. Albany MO 64307
Site Address 17031 Downy Dr. Grey Eagle, MN
Phone Number [REDACTED] Cell Number [REDACTED]
E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 06-0058600

Section: 20 ~~128~~ Township 20 ~~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 (RD)

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 9-23-1991 Date of Compliance Inspection 10-12-2024

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 ____

Did you meet with the Township Board to present the Application for Variance?

Yes X No ____ Date of the meeting: 10 / 29 / 24

Shirley Kulinsky
Optional Township Board Signature

Clerk
Board Position

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 lake setback to 65 ft. to enclose current 12x32 deck to a four season room for personal use.

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.

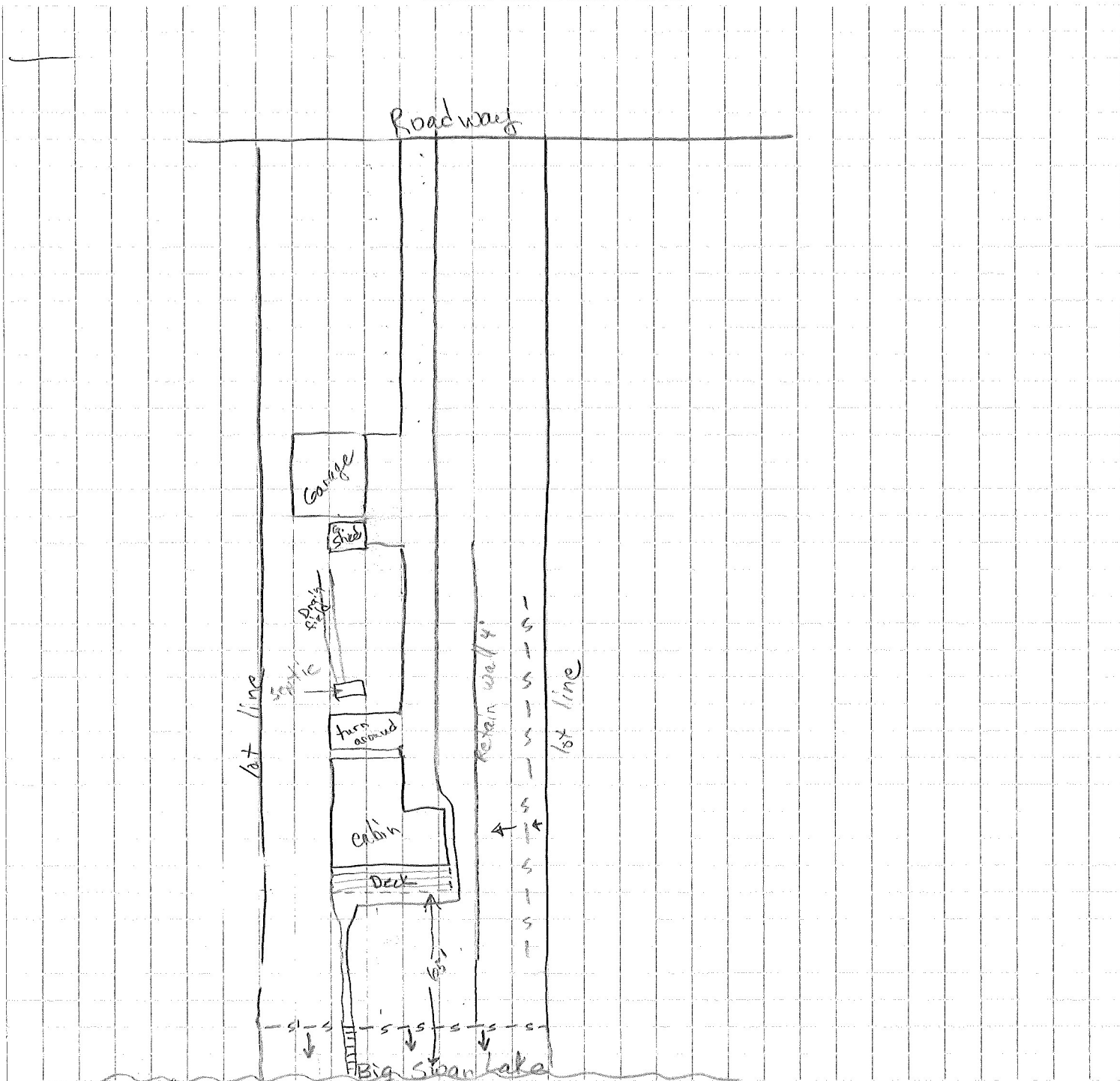
EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

to increase living space and have lakeside room away from bugs to enjoy family.
Enhancing deckside of cabin is only side to allow lake view due to narrow lot and septic being between cabin and deck.

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

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

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.

Bonnie Dingmann
Applicant Name Printed

Bonnie Dingmann
Signature

11-8-2024
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Thomas & Bonnie Dingmann Site Address 1031 Dowry Dr.
 Phone (320) 200-8180 City Grey Eagle State MN Zip
 Mailing Address 26726 327th St Parcel Number -
Albany MN 55007 Lake/River Name Big Swan

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: 30,709 sq ft

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

Existing	Proposed
1. cabin 960 sf.	
2. garage 7168 sf.	
3. garden shed 120 sf.	
4.	
5.	
6.	
7.	
8.	

1848 = 6%

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. drive way 2496 sf	
2. garage pad 1092 sf	
3. cabin turnaround 285 sf	
4. side walk around cabin 245 sf	
5. side walk to lake 170 sf	
6. under deck 384 sf	cover deck / enclose deck
7.	
8.	

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

4673
6520 = 21%

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.

cabin roof runoff will move from one side to 2 sides and
~~will~~ rain gutters installed draining to highest ground.

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 () No ()

Reasons?

2. Is the variance request consistent with the goals and policies of the comprehensive plan?

Yes () No ()

Reasons?

3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?

Yes () No ()

Reasons?

4. Is the need for a variance due to the circumstances unique to the property not created by the landowner?

Yes () No ()

Reasons?

(Continued)

5. Will the variance maintain the essential character of the locality?

Yes () No ()

Reasons?

6. Does the need for the variance involve more than just economic considerations?

Yes () No ()

Reasons?

7. Have safety and environmental concerns been adequately addressed?

Yes () No ()

Reasons?

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.)

After-the-Fact Variance Considerations

If the Board of Adjustment finds that the criteria has been met for the first 7 questions for a variance, thereby finding that all of the criteria set forth in section 5.03 are met, then the following questions may be considered and weighed by the Board of Adjustment in determining whether to grant or deny a request for the after the fact variance.

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

1. Was there any attempt to comply with the applicable Official controls?

Yes () No ()

Reasons? _____

2. Did the applicant make a substantial investment in the property before learning of the failure to comply with the applicable official controls?

Yes () No ()

Reasons? _____

3. Did the applicant complete the work before being informed of the violation of applicable official controls?

Yes () No ()

Reasons? _____

4. Are there similar structures in the area?

Yes () No ()

Reasons? _____

5. Based on all of the facts, does it appear to the Board of Adjustment that the applicant acted in good faith?

Yes () No ()

Reasons? _____

6. Would the benefit to the county appear to be outweighed by the detriment the applicant would suffer if forced to remove the structure?

Yes () No ()

Reasons? _____

Abstract of Title

This Abstract of title is a history of the record title of the property described therein and does not represent that the title is good and marketable."

To the following described Real Estate situated in Todd County, Minnesota.

CAPTION

Lot Seventeen (17), Brookside, Part of Government Lot 4, Section 20 Township 128 Range 32, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for the County of Todd and State of Minnesota.

COMPILED BY:

Home Town Abstract, L.L.C.

221 Lake Street South, P.O. Box 150

Long Prairie, MN 56347

Web Site: htabstract.com

Phone (320) 732-9036

Fax (320) 732-9038

**Todd County Board of Adjustment
Site Visit Review**

Applicant: Jingmann Address: 17031 Downy Dr Grey Eagle MN
PID: 06-0058600 Date: 12/10/24 BOA Member: Rich Johnson

1. Measure the actual setbacks.

Did not measure. Using GIS 65' is stretching it a bit.
Could be 60' at best on North side of deck.

2. Soil Erosion Observations – observe direction of rainwater runoff, any water channeling? Appears all rainwater runoff flows to center of lot straight to lake. Follows sidewalk to lake. Did not observe any erosion.

3. Note current stormwater management infrastructure or potential locations for additional infrastructure. Observed rain gutters on existing structure and drain tile, (no outlet observed).

4. Note current vegetation cover, including along shoreline – look for lake and road screening. Noted vegetation on steep slope. Grasses, maple trees, rip rap. Wood steps on slope. Noted concrete steps under wood steps.

5. Does an alternative site exist for the requested activity? Would the proposed activity take place within the shore impact zone?

Could possibly increase living space on East or Back side of dwelling. Not requiring a lot variance.

6. Will the variance maintain the essential character of the locality?

Yes, approx 1/2 mile area of nonconforming (legal) lots and structures. Would not be out of place to enclose deck. Densely populated.

7. What are the unique circumstances to the property requiring a variance?

Narrow lot. 80' - 86' ft wide where dwelling sits.

8. Were the unique circumstances created by the landowners?

Unique circumstances created by landowner due to original placement of deck they wish to enclose expanding their livable space.

9. Will neighbors/general public be affected by proposed activities? How?

I see no impact to neighbors and general public, other than structure / bldg will feel closer to lake.

10. Other concerns such as pollution, non-conformities, violations, safety, etc?

Concerns about how to effectively handle rainwater runoff in such a small tight area.



Todd County

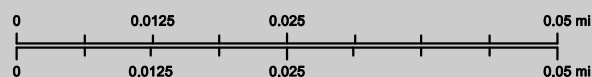
MINNESOTA



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

Todd County GIS

GIS Site Map



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, November 16, 2026



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

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PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: Planning@Co.Todd.MN.US

Todd County Planning
Zoning

Appeal for a Variance

DEC 20 2024

Received

Accepted
12/23/2024 KM

Applicant Jacob Wiener

Mailing Address 23468 Ellis Court Long Prairie, MN 56347

Site Address 18910 Elipse Loop Long Prairie, MN 56347

Phone Number _____ Cell Number _____

E-Mail Address _____

Property Owners Name & Address (if not applicant) Society of St. Pious X

11485 North Farley Rd Platte City, MO 64079

Parcel Number(s) 21-4001400

Section: 18 Township Round Prairie

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): Starry Estates Lots 4 & 5 Block 1

(attach if necessary)

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

Septic System: Date installed _____ Date of Compliance Inspection 10-22-24

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

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: 11 / 11 / 2024

[Signature]
Optional Township Board Signature

Chairman
Board Position

Receipt # 2024 - 0722

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.) Reduce Front SetBack From Ellis Loop to 34' west side Lot Line to Build on to Existing Por Covered Entry, Existing Building is at 45' set Back.

2.) Add covered walkway to southside of church

3.) Add ~~Setback~~ Bell tower to Front of church

****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.**

#1 covered Area From Elements of weather so parishoners can safely Enter or Exit church

#2 provide Drop of Area to be able to Get Handicap & Elderly People under Roof

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

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

Lot Has Been Survey Staked on corners
Front addition Has Been staked & Flagged

AUTHORIZED AGENT FORM

I hereby authorize Jacob Wiener to act as my authorized agent
for all public hearing(s) and legal relations with this application on property located at:

Site address 18910 Ellipse Loop Long Prairie, MN 56342

Section # 18 Township Name Round Prairie

Parcel Number(s) 21-400/400

Property Owner(s) name (print) Fr. Nicholas Stamos

Property Owner(s) Signature(s) Fr. Nicholas Stamos Date 12/20/24

Authorized Agent(s) name (print) Jacob B Wiener

Authorized Agent(s) Signature(s) J Wiener Date 11-26-24

Authorized Agent Phone Number [REDACTED]

SKETCH DRAWING

See attached survey & Drawings

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.

Jaed B Wiener
Applicant Name Printed

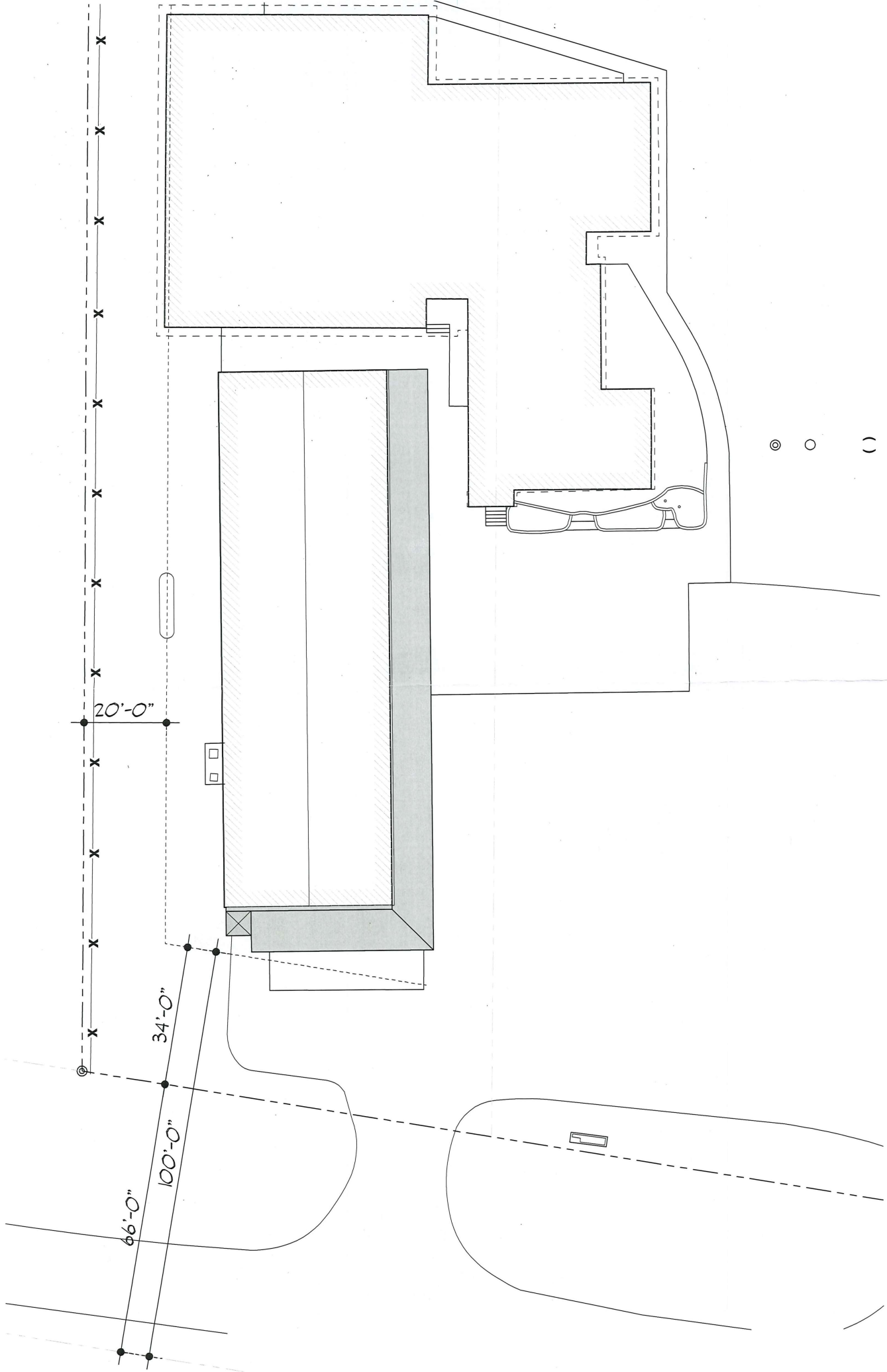

Signature

11-26-24
Date

Fr. Nicholas Stamos
Property Owner Name Printed

Fr. Nicholas Stamos
Signature (If different than applicant)

12-20-24
Date



X

X

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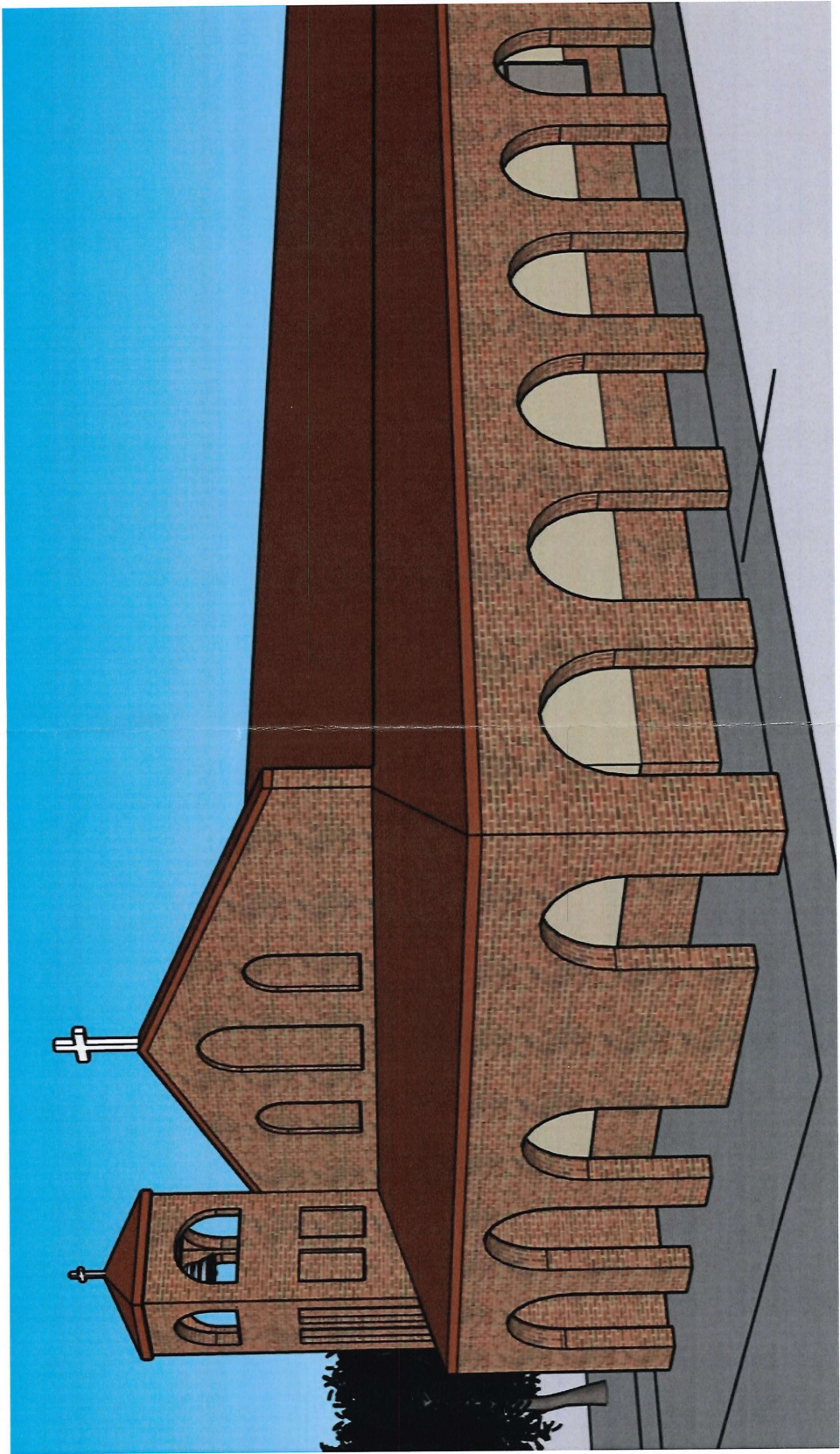
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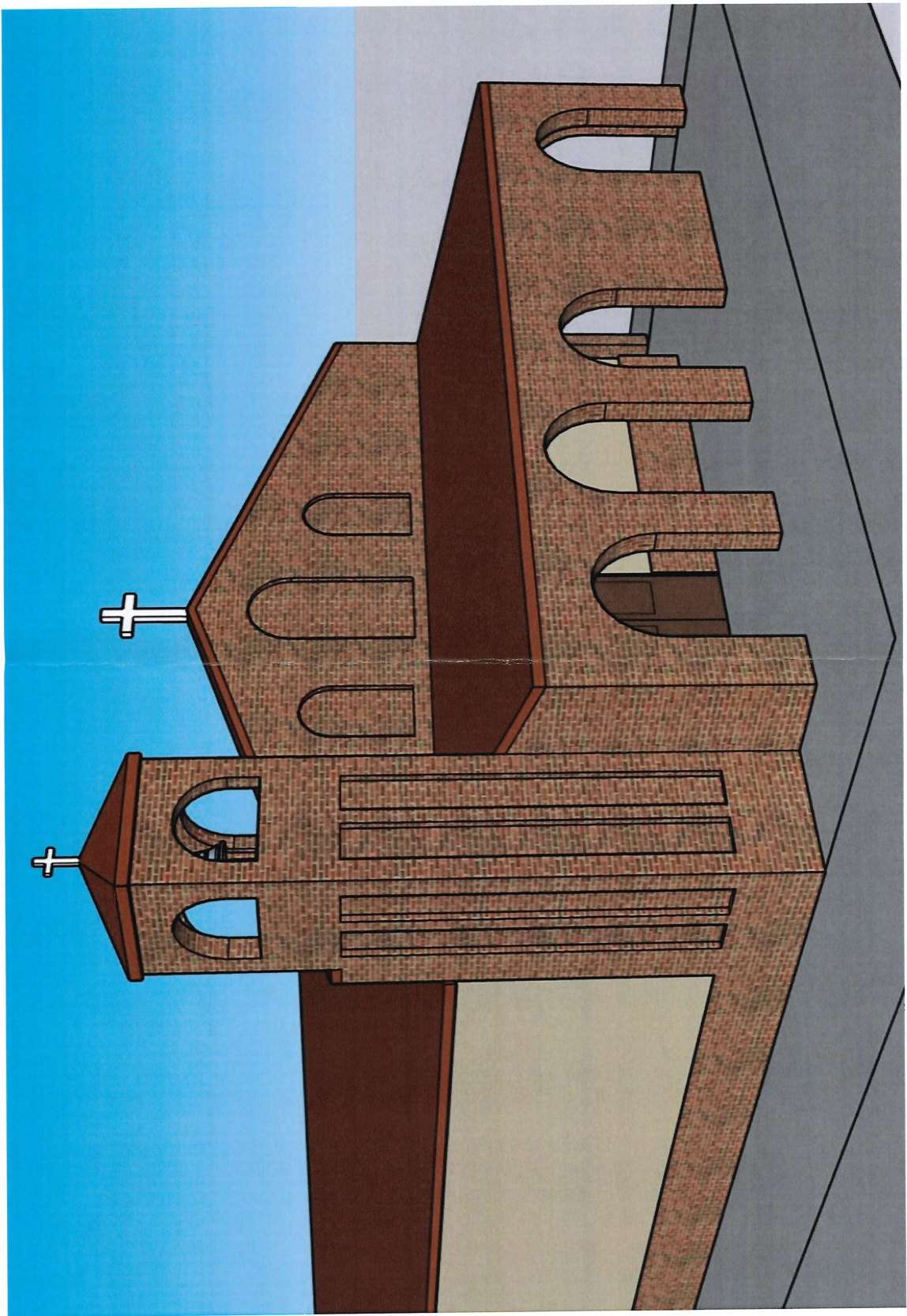
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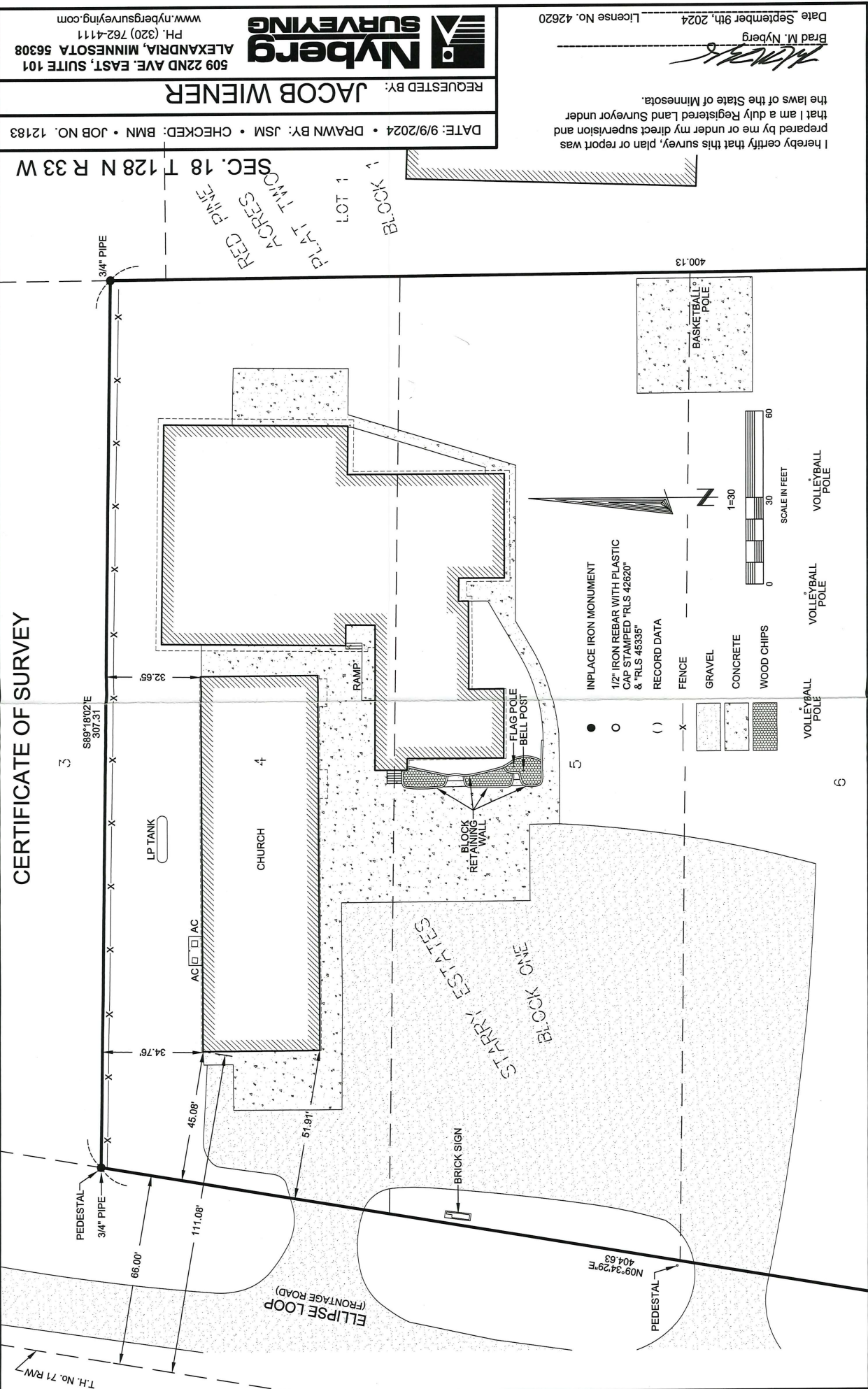
100'-0"

66'-0"

⊙ ○ ()







ELLIPSE LOOP

18986

21-0043600
BRADLEY L &
BRENDA HINRICHS

21-0043700
BRADLEY L &
BRENDA HINRICHS

21-0049500
BRADLEY L &
BRENDA HINRICHS

18912

21-4001400
SOCIETY OF
ST PIUS X

18910

18923

21-0051000
JESSE
LAMBRECHT

21-4001600
SOCIETY OF
ST PIUS X

2023

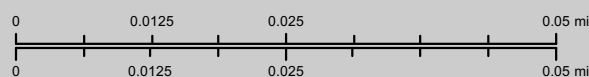
Todd County
MINNESOTA



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

Todd County GIS

GIS Site Map



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Printed on:
Monday, December 30, 2024



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

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Received**DEC 27 2024**Todd County Planning
& Zoning
 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
Appeal for a VarianceApplicant Travis EckelMailing Address 5447 S Hoffmocker Road Superior, WI 54880Site Address 145th Ave Eagle Bend, MN 56446Phone Number [REDACTED]E-Mail Address [REDACTED]Property Owners Name & Address (if not applicant) Tom Eckel8142 E Lake Carlos Dr NE Carlos, MN 56319Parcel Number(s) 28-0012803Section: _____ Township WykehamZoning 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): 50 Acre Agriculture
(attach if necessary)Do you own land adjacent to this parcel(s) _____ Yes ☒ NoSeptic System: Date installed NA Date of Compliance Inspection NAIs 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 _____ Bluff setback _____

Road right-of-way setback _____ 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 ☒ No _____ Date of the meeting: 12 / 09 / 2024

Optional Township Board Signature

Board Position

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 that rule of only being able to have 2 Storage boxes per parcel to be raised to 15 boxes for this property

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.

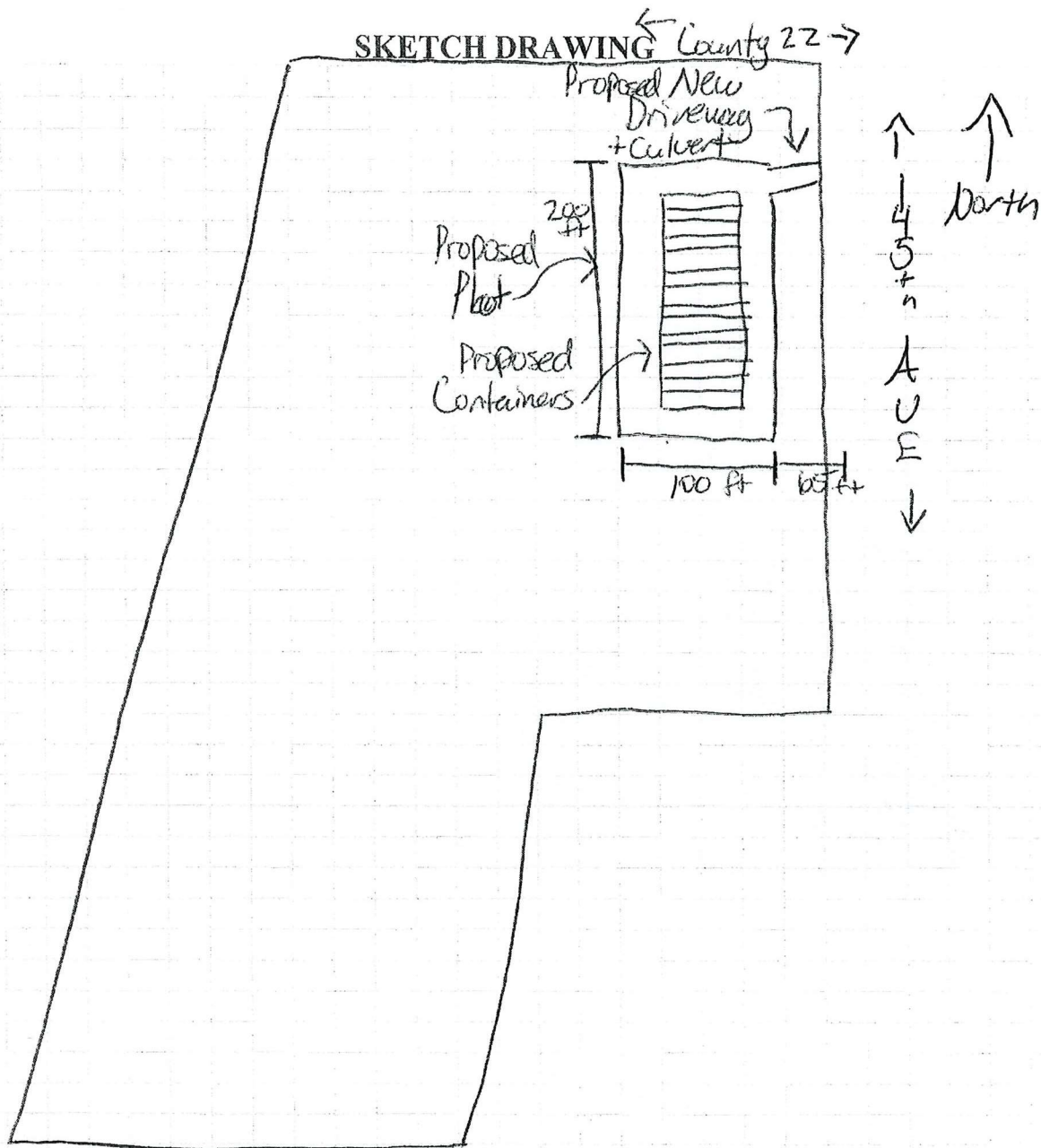
The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

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

My practical difficulty as to why I need to use storage boxes rather than a stick building is the grade of the land. Where we will be placing these is in danger of having water damage if the facility is not water tight and these containers are all water tight. Also Wykeham township has indicated an immediate need for storage due to there not being sufficient storage present so this would speed up process.

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

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



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.

Travis Eckel
Applicant Name Printed

Travis Eckel
Signature

12-23-24
Date

Tom Eckel
Property Owner Name Printed

Tom Eckel
Signature (If different than applicant)

12-23-24
Date

Todd County Planning & Zoning Board of Adjustment Criteria Questions for Findings of Fact Supporting/Denying a Variance

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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?

I have the townships approval on this.

2. Is the variance request consistent with the goals and policies of the comprehensive plan?

Yes () No ()

Reasons?

3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?

Yes () No (X)

Reasons?

4. Is the need for a variance due to the circumstances unique to the property not created by the landowner?

Yes (X) No ()

Reasons?

Grading of the property

(Continued)

5. Will the variance maintain the essential character of the locality?

Yes (X) No ()

Reasons?

This change will be a welcome addition to
all

6. Does the need for the variance involve more than just economic considerations?

Yes (X) No ()

Reasons?

Grading of the land placement would cause
containers to be the best route to go.

7. Have safety and environmental concerns been adequately addressed?

Yes (X) No ()

Reasons?

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.)

AUTHORIZED AGENT FORM

I hereby authorize Travis Eckel to act as my authorized agent
for all public hearing(s) and legal relations with this application on property located at:

Site address 145th Ave Eagle Bend, MN 56446

Section # 15 Township Name Wykeham

Parcel Number(s) 28-0012803

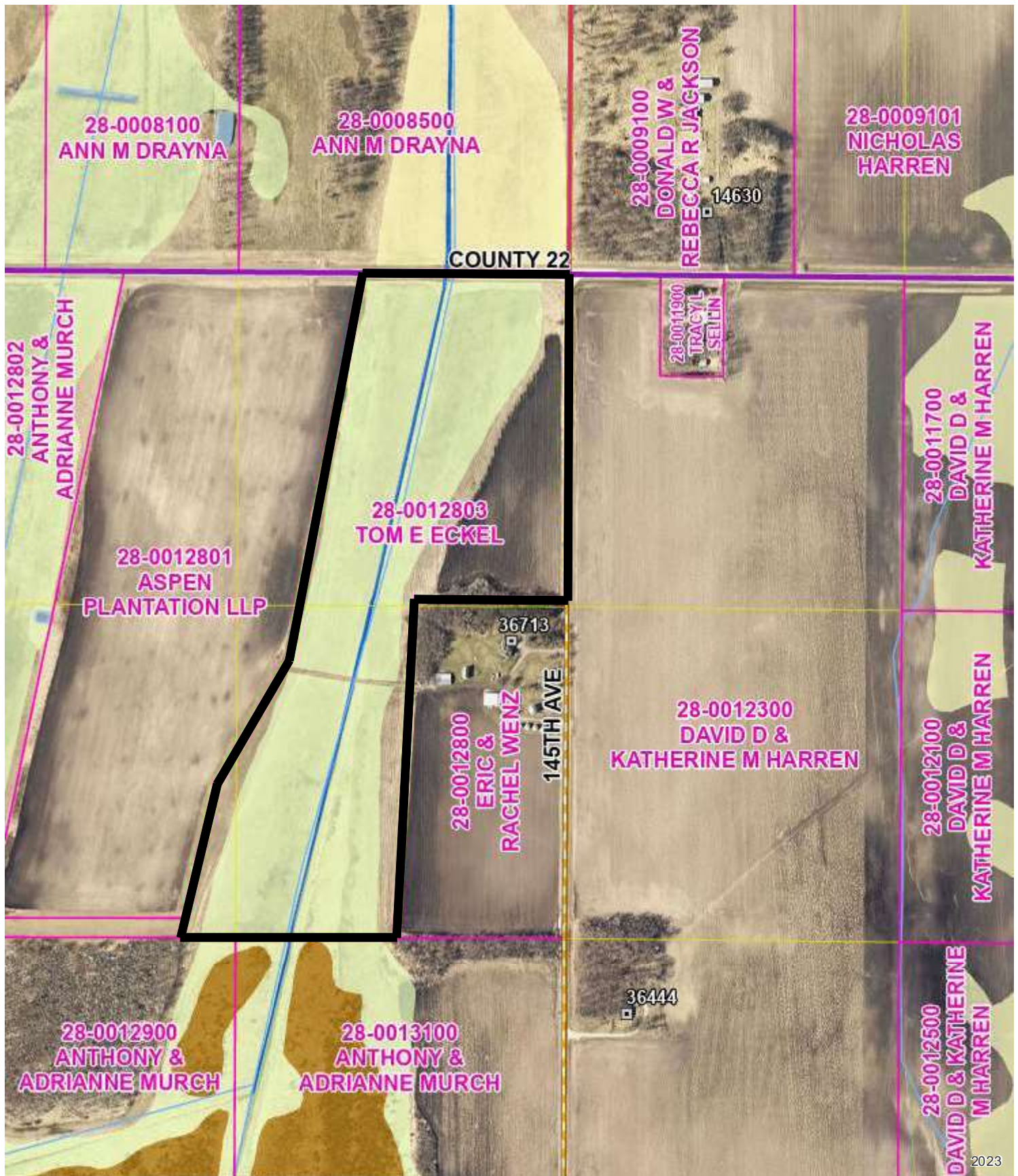
Property Owner(s) name (print) Tom Eckel

Property Owner(s) Signature(s) Tom Eckel Date 12-23-24

Authorized Agent(s) name (print) Travis Eckel

Authorized Agent(s) Signature(s) Travis Eckel Date 12-23-24

Authorized Agent Phone Number _____



2023

Todd County

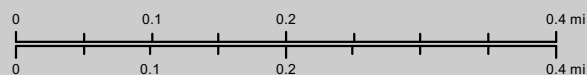
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Todd County GIS

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