

Morrison County Board of Adjustment
Morrison County Government Center Board Room
Minutes

June 27, 2023

Members Present: Dave Stish, Clint Kathrein, John Kunelius, Brent Lindgren and Marvin Trettel

Members Absent: None

Ex-Officio Members Present: Amy Kowalzek and Sharon Peterson

Ex-Officio Members Absent: Robert Wall

County Commissioners: Mike LeMieur and Bobby Kasper

County Commissioners Absent: Greg Blaine, Randy Winscher and Jeff Jelinski

Other Members: Matt Leblanc

Chairperson Dave Stish called the meeting to order at 7:22 p.m.

Pledge of Allegiance

Chairperson Dave Stish read the opening statement.

1. Brian Oleson – 35412 Hoffman Beach Dr; Hillman, MN 56338 – Application for a Variance to add onto a non-conforming structure; located in Lot 16 of 1st to Hoffman Beach, Section 6, Township 42, Range 28, Richardson Township.

Brian Olsen was present

Amy Kowalzek entered into record Sections 706 and 706 A of the Morrison County Land Use Control Ordinance, plat map with the parcel location, Variance application, background information questions, two (2) site plans, aerial photo, lake view photo, seven (7) site photos, staff report, aerial photo, aerial photo showing the building envelope and site photo showing 60' setback from the lake, shoreline assessment worksheets. There were 63 notices sent to neighboring property owners. No comment was received prior to the public hearing. Amy entered the finding of fact and decision questions.

Dave Stish stated that in 2022 some significant changes were made to the property. Brian Oleson stated that is correct. The shed was to have more storage and the tress were in the way.

Brent Lindgren stated that a 16' x 20' four season porch was asked for in the application. When we were on site it was stated this addition would be the kitchen. Brian Olson stated this would be like a mud room area. Brent stated that the stakes on site sit further than the existing deck. Brain stated the addition will be the same square footage but turned.

John Kunelius stated there is going to be what is being removed is benefiting us in impervious surface than what is being added. And more things are being removed from the shore impact zone.

Brent Lindgren asked about the number of impervious surface calculation. Amy Kowalzek stated that due to the lots size they must move together. There is another calculation that is calculated on where the impervious surface is located. Within the shore impact zone and the setback and the total lot coverage. There is no request to exceed the 25% impervious surface amount. If the lot across the road was not there the amount would be 35.6%.

Marvin Trettel asked about the impervious surface that is being removed within the shore impact zone. Do we need conditions, or do we go by what was stated? Amy Kowalzek stated a condition could be stated that all impervious surface that was identified in the application must be removed.

Clint Kathrein stated that with the removal of the impervious surface within the shore impact zone and adding the rain barrels helps and could give more points on the shoreland assessment worksheet.

Dave Stish stated the viewing was on June 23rd, 2023 and all members and Sharon Peterson were present.

Dave Stish stated the viewing was very informing. It appears that the homeowner has removed a fair amount of tree coverage. There is a patio under the existing deck. There is only about 15' of grass area between the deck and the rip rap. This area is tore up right now. People are now making their lake homes into their full-time homes. This is not always the best idea. The lake shore will get a lot of use. Do not think the small changes are worth the addition. None of the addition meets setbacks. Change in impervious surface is minimal.

John Kunelius asked what the requirement of the County for tree cover is. Amy Kowalzek stated the ordinance language regarding this. John stated there is not a good way to calculate this now. The drawing shows new trees and grass to be added where the removal of things and where it is bare. Brian Oleson stated that is correct. Amy stated this is something for the land services dept to correct if it is a violation.

Brent Lindgren asked about the building envelope. Amy Kowalzek showed the aerial of the building envelope. Brent asked about the practically difficulty question. Brian Oleson stated the home needs more room

Audience Comment: None

The voting sheets were polled.

A motion was made by Marvin Trettel to deny the Variance request. The motion was seconded by Dave Stish. The vote was three in favor and John Kunelius and Brent Lindgren opposed.

2. Mark & Vanessa Bettis – 1694 Azalea Rd; Motley, MN 56466 – Application for a Variance to add onto a non-conforming structure; located in pt of Gov. Lot 16, Section 19, Township 133, Range 31, Motley Township.

Vanessa Bettis was present

Amy Kowalzek entered into record Sections 706 and 706 A of the Morrison County Land Use Control Ordinance, plat map with the parcel location, Variance application, background information questions, site plan, three (3) aerial photos, seven (7) site photos, staff report, aerial photo showing the river type, showing the building aera that would meet the setbacks from the river, impervious surface calculation sheet and shoreland assessment worksheets. There were 21 notices sent to neighboring property owners. Two comments were received prior to the public hearing. Amy entered the finding of fact and decision questions.

Dave Stish stated the viewing was on June 23rd, 2023 and all members and Sharon Peterson were present.

Brent Lindgren asked what the practical difficulty is. Vanessa Bettis stated the house was built the river was not a protected water. Now all of the buildings are within this new zoning. The well is out in the front yard and there is a garage next to the house. We do not want to get closer to the right of way of the road.

Clint Kathrein stated they scored a 7 on the shoreland assessment worksheet. This is the best possible score. When we were on-site it was discussed to add rain gutters and directing the water away from the river.

Marvin Trettel asked if a condition should be added for the runoff.

Dave Stish stated it would be 89' from the addition to the river. The property is very well vegetative and has plenty of tree cover. Vanessa stated that you could not even float on the water.

Audience Comment: None

Marvin Trettel stated he would like the condition of the runoff be added.

The voting sheets were polled.

A motion was made by Clint Kathrein to approve this variance request including conditions. The motion was seconded by Brent Lindgren. The vote was all in favor.

The public hearing was closed at 8:57 p.m.

A motion was made by Marvin Trettel to approve the June 13, 2023 minutes. The motion was seconded by Dave Stish. The vote was all in favor.

Correspondence - None

New business – None

Old business – None

A motion was made by Brent Lindgren to adjourn the meeting. The motion was seconded by John Kunelius. The vote was all in favor.

With no further business at hand, the hearing was closed at 8:59 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy Kowalzek". The signature is written in a cursive style with a large initial "A".

Dave Stish, Chairperson

Brent Lindgren, Vice-Chairperson

John Kunelius, Secretary

Amy Kowalzek, Appointed Secretary

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