

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

October 3, 2023

Members Present: Dave Stish, John Kunelius, Clint Kathrein, 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: None

County Commissioners Absent: Greg Blaine, Bobby Kasper, Randy Winscher, Jeff Jelinski and Mike LeMieur

Other Members: Alan Ringwelski (SWCD)

Chairperson Dave Stish called the meeting to order at 6:28 p.m.

Pledge of Allegiance

Chairperson Dave Stish read the opening statement.

1. BS Storage / Ben Schultz – 2149 Highway 27; Swanville, MN 56382 – Application for a Variance to construct a storage shed within the setback of the right of way; located in pt. of NW ¼ of NW ¼, Section 20, Township 129, Range 31, Culdrum Township.

Ben Schultz was present

Amy Kowalzek entered into record Section 604.9 of the Morrison County Land Use Control Ordinance, plat map with the parcel location, Variance application, background information questions, site plan, two (2) aerial photos, eight (8) site photos, staff report, aerial photo showing the right of way of Highway 27, aerial photo showing the reduction of right of way from MN DOT, aerial photo showing the reduced right of way, aerial photo showing the old and new right of way lines, an e-mail from MNDOT and aerial photo showing the surrounding zoning. There were 15 notices sent to neighboring property owners. No comment was received prior to the public hearing. Amy entered the finding of fact and decision questions.

Marvin Trettel asked about the drain tile. Ben Schultz stated the water goes to the south side of the shed. It goes to the wetland to the south. Marvin asked about accidents at intersections and the letter from MNDOT surprises me. Ben stated MNDOT kept the 100' for the purpose of their right of way. They do not care as long as nothing is within their right of way. Marvin stated the request is for a 20' variance. What would you do if this does not pass. Ben stated that the building would have to be smaller.

John Kunelius asked what the total square foot of area for the variance is. Ben Schultz stated the proposed building is 45'x 144' without the variance it would be 45'x 96'. John asked about the economic impact to the applicant. Ben stated he has had to pay to move a gas line. Did not look at the building envelope that was available. Amy Kowalzek asked how many units in the new building. Ben stated it would be 24' units the smaller building would have 16 units. Each unit would be roughly 22.5' x 22.5', each unit would be about \$100.00 per month.

Clint Kathrein stated the other two road corners do not have as large of a right of way. If he was to encroach into the north that would cause issues. Amy Kowalzek stated there will be about 1600 square feet that will be encroaching. If it is safe enough on the other two sides, it should be safe enough here.

Brent Lindgren asked what was on the old gravel pad before. Ben Schultz stated he had granite there, there was no structure.

Clint Kathrein asked if the storage container is to be moved. Ben Schultz stated it will but right now there are building supplies in it.

Marvin Trettel stated there does not appear to be any erosion the site. Ben Schultz stated they will step up the building again like the others. This will get the runoff to the ditches. Marvin asked if there will be grading at the site. Ben stated there is a lot of top soil so grading will need to be done. This building will be 2 feet higher than the building to the east.

Dave Stish asked about the draining system. Ben Schultz stated the drain tile goes along the south of the buildings to the wetland. Dave asked about the access. Ben Schultz stated it will look just like the other ones. Amy Kowalzek asked if the cars will be in the right of way. Ben Schultz stated he did not think they would be. We may possibly put up a fence here.

John Kunelius asked how many cars come to the site per month? Ben Schultz stated he is not sure but would guess about 10 cars a day. John asked how many units on the site now. Ben stated there are 88 units now.

Dave Stish asked what the practical difficulty is. Ben Schultz stated the shape of the right of way. MNDOT has no problem with this request.

Audience Comment: None

The voting sheets were polled.

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

The Board of Adjustment and Amy Kowalzek viewed each property on September 29, 2023. Clint Kathrein on October 1, 2023.

The public hearing was closed at 7:27 p.m.

A motion was made by Clint Kathrein to approve the September 19, 2023 minutes with correction. The motion was seconded by Dave Stish. The vote was all in favor.

Correspondence - None

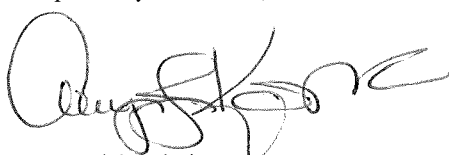
New business – None

Old business – None

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

With no further business at hand, the hearing was closed at 7:29 p.m.

Respectfully submitted,



Dave Stish, Chairperson
Brent Lindgren, Vice-Chairperson
John Kunelius, Secretary
Amy Kowalzek, Appointed Secretary
Morrison County Board of Adjustment