

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

October 17, 2023

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

Members Absent: Clint Kathrein

Ex-Officio Members Present: Amy Kowalzek and Sharon Peterson

Ex-Officio Members Absent: Robert Wall

County Commissioners: Bobby Kasper

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

Other Members: None

Chairperson Dave Stish called the meeting to order at 6:49 p.m.

Pledge of Allegiance

Chairperson Dave Stish read the opening statement.

**1. Bradley & Joycelyn Lindgren – 35518 Hoffman Beach Dr; Hillman, MN 56338 – Application for a Variance to add onto a non-conforming structure; located in Lot 11 of 1<sup>st</sup> to Hoffman Beach, Section 06, Township 42, Range 28, Richardson Township.**

Bradley & Joycelyn Lindgren were present

Brent Lindgren stated that the applicant is his brother and sister-in-law. He would like to know the boards thoughts on him voting on this application. The board has a discussion on the matter and stated they are comfortable with him voting on the application. A motion was made by Marvin Trettel to allow Brent Lindgren to vote on this application. The vote was seconded by Dave Stish. The vote was all in favor.

Amy Kowalzek entered into record Section 706 & 706.3 of the Morrison County Land Use Control Ordinance, plat map with the parcel location, Variance application, background information questions, site plan, Shoreline Assessment Worksheets, two (2) aerial photos, lake view photo, eight (8) site photos, staff report, aerial photo showing both parcels owned by the property owner, 1979 photos of property and site plan, aerial photo showing a building envelope, aerial photo showing setback to the right of way, letter from Richardson Township and impervious surface calculation sheet. There were 57 notices sent to neighboring property owners. One comment was received prior to the public hearing. Amy entered the finding of fact and decision questions.

Bradley Lindgren stated himself and his brother have not talked about the application since the packet was sent out. The reason we waited so long to apply for the variance is due to a family medical issue. Our impervious surface will be under the 25%. We know we need to take care of the lake. The additions will be 75+ feet to the OHWM. Waiting to see what we will be doing with the septic system. Joycelyn Lindgren stated if they were to take down the home and start over, they would not have much room to build meeting setbacks.

John Kunelius asked what the intent was for the pictures of other properties. Bradley Lindgren stated they were to show other parcels with structures not meeting setbacks.

Amy Kowalzek listed the structures that would be removed if the variance gets approved.

John Kunelius asked if the applicant would be ok if the County asked for stormwater and septic compliance. Bradley Lindgren stated he would be ok with this.

Joycelyn Lindgren stated how the inside of the home was constructed to get to the utilities. The addition will make this easier to access these.

Marvin Trettel stated the whole addition will fit within the building envelope. There will be stormwater precautions put into place on the property.

Dave Stish stated that the lake side parcel is a non-conforming parcel. This will be a very large imposing structure close to the road. Ordinance states to eliminate non-conformities. Impervious surface will be under the 25% maximum. Out of the shore impact zone. Large home on a small parcel.

Marvin Trettel stated the applicants are good stewards of the lake by looking at the Shoreline Assessment Worksheets.

Dave Stish stated there is another parcel on the opposite site of the road for storage facilities. Not sure there is a practical difficulty.

Bradley Lindgren stated the road curves, and this would make the site line match up with the neighbors.

Marvin Trettel stated that getting to the utilities could be a practical difficulty. Dave Stish stated the practical difficulty needs to be due to the lay of the land.

Audience Comment: None

Possible conditions were discussed.

The voting sheets were polled.

Dave Stish would like a future discussion on homes being built along Hoffnan Dr. since the new ruling by the Township on where their right-of-way is on this road.

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

The Board of Adjustment and Darrin Welle viewed the property on October 13, 2023.

A motion was made by Brent Lindgren to approve the minutes from October 3, 2023. The motion was seconded by John Kunelius. The motion was all in favor.

The public hearing was closed at 8:20 p.m.

Correspondence - None

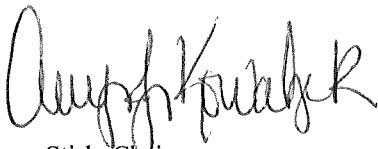
New business – None

Old business – None

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

With no further business at hand, the hearing was closed at 8:21 p.m.

Respectfully submitted,



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