

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: November 6, 2020

A G E N D A

The Wright County Board of Adjustment will meet on Friday, November 6, 2020 at 8:30 a.m. in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

In response to COVID-19, and pursuant to Minnesota Statute Chapter 12 relating to Emergency Management, Governor Walz has declared a state of emergency. In response to the state of emergency and in accordance with Minnesota Statute Chapter 13D.021, Board of Adjustment members and the applicant may participate in person, by telephone, or other electronic means. The meeting will be held at the Wright County Board Room located at 10 2nd St. NW, Buffalo, MN 55313. In person **public attendance and comments will not be allowed**, to conform with MDH and CDC guidelines to minimize gatherings. The meeting will be broadcast live on the Wright County YouTube channel. Please visit the Wright County Board of Adjustment website at <http://www.co.wright.mn.us/325/Board-of-Adjustment> the week of the meeting for the link to the video and further instructions on how to participate. You may submit written testimony by emailing Barry Rhineberger at barry.rhineberger@co.wright.mn.us by 4:30 pm, Thursday, November 5, or may also be provided and mailed to: Wright County Planning and Zoning, 10 2nd St. NW, Room 140, Buffalo, MN 55313-1185.

ACTION ON MINUTES FOR THE OCTOBER 2, 2020 MEETING.

1. **DALE M. WALCHESKI** – Cont. from 10/2/20

LOCATION: 1259 Flanders Avenue SW – Part of N ³/₄ of S ¹/₂ of SE ¹/₄, Section 6; & access strip that lies in N ¹/₂ of NE ¹/₄, Section 7, all in Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax # 211-000-064400, -164303 & -071203

Requests a variance as regulated in Section 155.026 & 155.049, 155.056 & 155.057, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a 40' x 60' accessory building 160 ft. from the N. Fork of the Crow River.

2. **SANDRA J. LOGEAIS** – Cont. from 10/2/20

LOCATION: xxxx County Rd. 37 NW – Gov't Lot 2, Section 16, Township 120, Range 27, Wright County, Minnesota. (Slough Lake - Albion Twp.) 201-000-162200

Requests a variance of Section 155.026 & 155.048(G)(4)(c), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a 37.5-acre parcel to be split by the County Road. That part of the property lying south of County Road 37, that is approximately 17.5 acres and includes 6.9 acres of tillable land, is to be separated with the residential building "entitlement" with the balance of the tax parcel to be owned with the applicant's 40 acres in Section 9 (201-000-093300).

3. **GERALD L. LARSON** – Cont. from 10/2/20

LOCATION: 4819 Crofoot Avenue NW – Lots 17 & 18, Sullivan's Rolling Acres First Addn., Section 10, Township 120, Range 26, Wright County, Minnesota. (Sullivan Lake –Maple Lake Twp.) 210-031-000170 & -000180

Requests a variance as regulated in Section 155.003(12-14), 155.026, 155.049(F)(2) & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to replace existing cabin with a new dwelling within the bluff. Proposed dwelling includes 1,330 sq. ft. of living space, a 171-sq. ft. covered porch and 592 sq. ft. attached garage on the main level over a 1,330 sq. ft. walkout basement and 1,655 sq. ft. living space on the upper level. Proposed setbacks for the structure would be within the bluff, 56.8 ft. from the traveled road centerline (65' from platted centerline) and will be served by a Type IV septic system.

4. **STEVEN N. HIDY** – New Item

LOCATION: 6859 Estes Avenue NW– Lot 9, Sunset View Beach, according to plat of record, Section 32, Township 121, Range 26, Wright County, Minnesota. (Lake Mary-Maple Twp.) Tax # 210-136-000090

Requests a variance of Section 155.026, 155.049 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to remove and replace the existing 830 sq. ft. partial two-story dwelling that is 156 ft. from the Ordinary Highwater Mark of Lake (OHW), 70 ft. from the centerline of a platted road and 9 ft. from the property line with a new 2,504 sq. ft. 1 1/2 story dwelling that will be 108 ft. from the OHW, 65 ft. from the traveled centerline, and 10 ft. and 15 ft. from the side property lines. Dwelling is to be served by a Type IV septic system.

5. **DAVE & JULIE PRIBYL** – New Item

LOCATION: 3286 37th Street NW - Part of SE ¼ of SE ¼ Section 9; & NW ¼ of NE ¼ & Part of NE ¼ of NE ¼, Section 16, all in Township 120, Range 26. Tax Parcel #210-000-094104 & -161200 & -161101

Requests a variance of Section 155.026 & 155.048(G)(4)(c), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the existing farmstead to be sold off on 30.5-acre entitlement division that includes more than 2.5 acres of prime tillable farm soils, leaving 23 acres of prime farm soils with the remaining building “entitlement” (recently transferred by Planning Commission action dated September 17, 2020 to the property

6. **RICHARD L. KLINE** – New Item

LOCATION: 127 Halsey Avenue SE – Lots 30 & 31, Oak Ridge View, according to plat of record, Section 5, Township 119, Range 24, Wright County, Minnesota. (Lake Charlotte-Rockford Twp.) Tax # 215-035-000300

Requests a variance of Section 155.026, 155.049 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to replace existing deck and relocate existing three season porch lakeside with a new 10’ x 18’ three-season porch on the north side of house that is within the bluff, 65 ft. from the Ordinary Highwater Mark (OHW) of the lake. Also proposed is a new 6'8" x 11'3" foyer and 4'4" x 11'3" covered porch roadside of a dwelling that is within the bluff, 64.1 ft. from the OHW.

7. **MICHAEL S. LIVERMORE** – New Item

LOCATION: 727 14^T Street NW – Lot 5, Buffalo Highview, according to plat of record, Section 25, Township 120, Range 26, Wright County, Minnesota. (Buffalo Lake – Chatham Twp.) Tax #203-012-000050

Requests a variance and determination on whether an undeveloped lot can be used as a residential building site without the ability to install a Type I septic system as required by MN Statute 394.36. Proposed is a Type III or IV septic system. Also requests a variance to not extend fill the 15 ft. out from the proposed structure as required by the floodplain ordinance, according to Section 155.007, 155.026(C)(E), 155.049, 155.057, 155.056(D)(2)(a) & 155.090 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances. (Conditional Use Permit for the fill was approved by the Planning Commission on June 18, 2020.)

Respectfully submitted,

Barry Rhineberger
Planner

Board This meeting is subject to change. Please visit the Wright County Board of Adjustment webpage or sign up for automatic updates for this meeting at <http://www.co.wright.mn.us/list.aspx>.