

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: October 2, 2020

A G E N D A

The Wright County Board of Adjustment will meet on Friday, October 2, 2020, 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, September 3, or may also be provided and mailed to: Wright County Planning and Zoning, 10 2nd St. NW, Room 140, Buffalo, MN 55313-1185.

8:30 a.m.

ACTION ON MINUTES FOR THE SEPTEMBER 4, 2020 MEETING.

1. **MARY J. BERNS** – Cont. from 9/4/20

LOCATION: 15986 – 71st St. NW – Lot 1, Block 1, Ellingwood & Powell Second Addition; & Lots 8 & 9, Wulleinda Addition, according to plats of record, Section 5, Township 119, Range 24, Wright County, Minnesota. (E. Sylvia -Southside Twp.) Tax #217-027-001010 & 217-063-000080

Requests a variance to allow construction of an over-sized accessory building of 1,680 sq. ft. that will be 40.2 ft. from a public road at the closest point. according to Section 155.003(B)(1), 155.026, 155.049(C)(b) & (F)(3) & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

2. **BALKE PROPERTIES, LLC** – Cont. from 9/4/20

LOCATION: 4998 Ferman Avenue SW – Part of SW ¼, Section 29, Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax #211-000-293301

Requests a variance of Section 155.026, 155.048(B)(9) & (G)(4)(C)(3), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the division of an existing 150 acre farm into four parcels, each to have one “entitlement” as follows: Proposed is 20 acres with the existing farmstead; a 28-acre “entitlement” division, a 32-acre “entitlement” division and the remaining 70 acres to include the last “entitlement”. Access to all division are being proposed on either a cartway or township road extension that has not yet been approved.

3. **DALE M. WALCHESKI** – New Item

LOCATION: 1259 Flanders Avenue SW – Part of N ¾ of S ½ of SE ¼, Section 6; & access strip that lies in N ½ of NE ¼, Section 7, all in Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax # 211-000-064400, -064303 & -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.

4. **GERALD L. LARSON** – New Item

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.

5. **CINDY LLOYD** – New Item

LOCATION: 5185 Clementa Avenue NW – Part of E ½ of SE ¼, Section 3, Township 120, Range 26, Wright County, Minnesota. (Maple Lake Twp.) 210-000-034403

Requests a variance as regulated in Section 155.026 & 155.049(F)(3), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances for expansion and remodel of existing dwelling and attached garage that includes construction of a third-stall garage addition 22.5' from the north side lot line at the closest point.

6. **RYAN W. HEBL** – New Item

LOCATION: 3966 State Hwy. 55 NW & 3821 Donnelly Drive NW – Part of Gov't Lot 6, & Lots 25, 26 & SW ½ of Lot 27, Maple Crest, Section 4, Township 120, Range 26, Wright County, Minnesota. (Maple Lake - Maple Lake Twp.) 210-000-043300 & 210-014-000250 Property owners: Applicant & Beck

Requests a lot line adjustment to allow a division of 2.5 acres from the Beck property to be owned in common with the applicant's lakeshore lot across the platted road as regulated in Section 155.026(E)(2), 155.048, 155.049 & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

7. **HEATHER R. NIEMCZYCKI** – New Item

LOCATION: 2501 20th Street SE– Part of Gov't Lot 4, Section 16, Township 119, Range 25, Wright County, Minnesota. (Dean Lake – Rockford Twp.) 215-100-162104

Requests a variance as regulated in Section 155.026, 155.049(F)(2) & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to build a 20' x 22' road-side addition to attached garage to be 7.5 ft. at the closest point from the side property line. The house is 80 ft. from the Ordinary Highwater Mark of lake.

9:30 a.m.

8. **TIMOTHY W. BUSSE** – New Item

LOCATION: 7084 – County Road 33 SE – Lot 1, Block 5, Lakeview Manor Addition; also Part of Gov't Lot 7, all in Section 5, Township 119, Range 24, Wright County, Minnesota. (Rockford Twp.) Tax # 215-032-005010 & 215-000-053300

Requests a variance of Section 155.026 & 155.049(C)(5)(c), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow construction of a 40'x 72' (2,880 sq. ft.) storage building, exceeding the 2,000 sq. ft. maximum allowed for a single accessory structure, with a 16 ft. sidewall, 14 ft. maximum allowed.

9. **TOM G. MILLS** – New Item

LOCATION: 15766 Grover Avenue NW – Part of Gov't Lot 3, & part of S ½ of NW ¼, Section 18, Township 122, Range 26, Wright County, Minnesota. (Clearwater Twp.) 204-000-182400 & -182401

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 expansion of an existing 2.5 acre lot with a dwelling ("1 per 40" entitlement division created in 1985) to be expanded to 40 acres leaving the remaining 28 acres (approx.) with the remaining building "entitlement".

10. **R. DWIGHT NYQUIST & KYLE R. NYQUIST** – New Item

LOCATION: 13348 US Highway 12 SW – Part of Gov't Lot 1 & part of W ½ of SE ¼, Section 35, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) 205-000-354200 Owner: Nyquist Family Limited Partnership

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 11.88 acres with an access strip to the highway. Also requests variances to allow setbacks to multiple existing farm buildings that will be less than 30' from side yard; less than 50' rear yard and less than 100' from barn and separate animal lean-to to the property line.

11. **SANDRA J. LOGEAIS** – New Item

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).

12. **BRUCE MOFFAT** – New Item

LOCATION: 9767 Aetna Avenue NW – Part of Gov't Lots 1 & 2; & Lot 13, Block 1, Peterson's Birch Lake View, Section 18, Township 121, Range 25, Wright County, Minnesota. (Birch Lake – Monticello Twp.) 213-100-181100 & - 182401 & 213-135-001130 Owners: Applicant & Markham

Requests a lot line adjustment as regulated in Section 155.026(E)(2) & 155.048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to follow the natural boundary (creek and wetland) and add approximately 8.7 acres to include the personal riding area/storage building from the Moffat property (formerly owned by Olson) (213-100-181100) to the Markham property (213-100-182401). Remaining 5.1 acres to remain owned in common with the Moffat platted residential lot (213-135-001130).

Respectfully submitted,



Barry Rhineberger
Planner

cc: Board of Adjustment/County Board/Kryzer/Twp. Clerks/SWCD

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>.