

WRIGHT COUNTY BOARD OF ADJUSTMENT
Meeting of: May 19, 2023
A G E N D A

The Wright County Board of Adjustment will meet on Friday May 19, 2023 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:

ACTION ON MINUTES FOR THE April 21, 2023 MEETING

1. **MICHAEL BUNN** – Cont. 4/21

LOCATION: 1156 State Hwy 25 SE – the W 1/2 of the NW 1/4 of Section 08, Township 119, Range 25, Wright County, MN (Rockford Twp.) Tax # 215-100-082201. Property Owners: Gary R Ilstrup, Roger K Ilstrup & Carol Ilstrup, Lee Russeth

Requests a variance as regulated in Section 155.026 & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a “1 per 40” entitlement division over 10.0 acres with over 2.5 acres of prime soils.

2. **DON SCHMIDT**– Cont. 3/31 & 4/21

LOCATION: 1730 Bolton Drive NW – Part of the W 1/2 of the NE 1/4 , Section 26, Township 120, Range 26, Wright County, MN (Mill Creek - Chatham Twp.) Tax # 203-000-261202. Property Owners: Donald & Mary Schmidt

Requests a variance as regulated in section 155.026 & 155.057(E)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct an in-ground pool that is inside the structure setback from the bluff.

3. **MARK L. SCHRAMMEL** – Cont. 4/21

LOCATION: 3935 Donnelly Drive NW – Part of Lot 9, all of Lot 10 & Part of Lot 11, Maple Crest, according to plat of record, Section 4, Township 120, Range 26, Wright County, Minnesota. (Maple Lake – Maple Lake Twp.) Tax #210-014-000090

Requests a variance as regulated in Section 155.026, 155.006, & 155.049(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an addition connecting the home and detached garage. The existing garage is inside of the road setback and proposed building coverage would exceed the maximum allowed.

4. **BILL WHELAN** – Cont. 4/21

LOCATION: 5991 Devitt Ave NW – Lots 3 and 4, Sunset View Addition in Section 04, Township 120, Range 26, Wright County, MN (Maple Lake - Maple Lake Twp.) Tax # 210-035-000030. Property Owners: William J. Whelan & Diane M. Whelan

Requests a variance as regulated in section 155.026, 155.049(F), and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a garage within the bluff that would also be located inside of the road and side yard setback.

5. **KATHLEEN SANBERG** – New

LOCATION: 2256 62ND St NW – Lots 14, 15 and 16, Block 3, Sherwood Forest, Section 34, Township 121, Range 26, Wright County, MN (Maple Lake – Maple Lake Twp.) Tax # 210-129-003160, -003150, 003140.
Property Owners: Dean C. Sandberg Trust

Requests a variance as regulated in section 155.026, 155.049(F), & 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct an addition to the existing home which would be within the setback from the centerline of the road, side yard, and Ordinary High-Water. The lowest floor elevation would also be less than 4 ft. above the highest known water level.

6. **JUSTIN PHILLIPS** – New

LOCATION: 3162 62ND Street SW – Lot 1, Block 2, Carrigan Shores, Section 31, Township 118, Range 25, Wright County, MN (Woodland Twp.) Tax # 220-013-002010 Property Owners: Justin Phillips and Tabitha Phillips

Requests a variance as regulated in section 155.026 and 155.003(B)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a storage building that would be over the maximum allowed detached building area allowed on the property.

7. **JOEL ZELLMANN** – New

LOCATION: 16088 109th St NW – Lots 23 and 24, Block 1, Scenic Shores, Section 8, Township 121, Range 28, Wright County, MN (Lake Marie – Southside Twp.) Tax # 217-044-001240, 217-044-001230. Property Owners: Joel & Lisa Zellmann

Requests a variance as regulated in Section 155.026, 155.049(F)(3), 155.057(E)(1), and 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an unpermitted (after-the-fact) replacement and expansion of the existing 3-season cabin that is located within the bluff, side yard setback, and shoreland building setback. The proposed septic tank would be within property line setbacks.

8. **CHRISTOPHER SHELDON** – New

LOCATION: 10424 Montgomery Ave NW – Lot 14, 15 and 16, Block 3, Cofield's Bungalo Island Addition, Section 12, Township 121, Range 28, Wright County, MN (Clearwater - Southside Twp.) Tax # 217-024-003140
Property Owners: Christopher & Nichole Sheldon

Requests a variance as regulated in Section 155.026, 155.049(F)(3), 155.057(E)(1), and 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the replacement of the existing 3-season cabin with a screen porch addition that is located within the bluff and side yard setback. The proposed septic tank size would be smaller than required and located within the setback to a building.

9. **JOHN MOTZKO** – New

LOCATION: 310 Common Street SE – S 1/2 of SE 1/4 of NW 1/4; and NW 1/4 of SW 1/4 and E 1/2 of SW 1/4; and SW 1/4 of SW 1/4, Section 31, Township 118, Range 25, Wright County, MN (Franklin Twp.) Tax # 208-200-313400 & -313300 Property Owners: John B. & Danice Motzko

Requests an appeal of the Zoning Administrator's interpretation on the number of entitlements as regulated in section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

10. **CHRISTINE BERGER & DALE LARSON DBA LARSON FARM LLC** – New

LOCATION: 820 Johnson Ave SW – NW 1/4 of the SE 1/4 of Section 33, Township 119, Range 28, Wright County, MN (Cokato Twp.) Tax # 205-000-334201, 205-000-334202; 105-500-334100. Property Owners: Larson Farm LLC

Requests a lot line adjustment and variance as regulated in Section 155.026 & 155.048(F) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a lot line adjustment between parcels 205-000-334202, 205-000-3342021, 105-500-334100. Parcel 205-000-334202 would not meet the required public road frontage.

11. **JACQUELYN MOORES** – Cont. 4/21

LOCATION: Up The Creek Bar and Grill - 4246 112th Street NW – Lot P & Lot K of Gov. Lot 1, Section 05, Township 121, Range 26, Wright County, MN (Silver Creek Twp.) Tax # 216-000-054110, 216-000-054112, 216-000-054105, 216-000-054106. Property Owners: Moores & Maas Properties, LLC.

Requests a variance as regulated in section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the expansion of an existing nonconforming use. The expansion would be to include outdoor music.

12. **WHOLEMYSTIC ENTERPRISES LLC**– Cont. 3/3 & 3/31

LOCATION: 815 Greer Avenue NW – Part of Gov't Lot 1, NE ¼, Section 36, Township 120, Range 27, Wright County, Minnesota. (Rock Lake - Albion Twp.) Tax #201-000-361200 Property Owner: Wholemystic Enterprises LLC

Requests an appeal of the Zoning Administrator's interpretation of a feedlot and the denial of a single-family dwelling and septic permit, as regulated in section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Respectfully submitted,

Aaron Ogle
Planner

Cc: Board of Adjustment
Twp. Clerks