

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: May 24, 2019

A G E N D A

The Wright County Board of Adjustment will meet on Friday, May 24, 2019, in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

8:30 a.m.

ACTION ON APRIL 26, 2019 MINUTES

1. **KEITH SCHAUNAMAN** – Cont. from 4/26/19

LOCATION: 7293 Quinn Avenue NW – That part of Gov. Lot 2, Section 29, Township 121, Range 28, Wright County, Minnesota. (W. Lake Sylvia - Southside Township)
Tax #217-000-291404

Requests a variance as regulated in Section 152.025, 155.03(B)(1), 155.026, & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a 36 x 50 pole building within a bluff. Proposed structure would exceed the maximum size of accessory structures allowed. Also proposed is an after-the-fact variance to allow a chicken coop less than 50 ft. from a property line.

2. **FRANK LUSHINE** – Cont. from 4/26/19

LOCATION: 6775 & 6787 Orth Avenue NW – Lots 3 & 4, Block 1, Pebble Beach, according to plat of record, Section 34, Township 121, Range 28, Wright County, Minnesota. (E. Lake Sylvia – Southside Twp.) Tax #217-038-001030 & -001040
Property owners: Richfield Rentals

Requests a lot line adjustment as regulated in Section 155.026(E)(2), 155.049 & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow realignment of existing property lines between two residential lots owned by the applicant.

3. **HOWARD L. BREMMER** – Cont. from 4/26/19

LOCATION: 735 Armitage Avenue SW – Lots 1 & 2, Deer Lake Shores, according to plat of record, Section 1, Township 119, Range 26, Wright County, Minnesota. (Deer Lake – Marysville Twp.) Tax #211-014-000020

Requests a variance of Section 155.026, 155.049(2) & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow construction of a 24' x 30' addition to existing garage, 58' from centerline of town road and 83' from centerline of County Road 108

4. **WILLIAM J. UTER** – New Item

LOCATION: 5588 20TH Street SW – Part of SE ¼ of SW ¼, Section 7, Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax #211-000-073402
Property owner: Merryville Farm

Requests a variance as regulated in Section 152.027, Chapter 152; 155.026 & 155.48(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow to expansion of an existing non-conforming structure for a dairy barn addition 26’ from the neighboring (side) property line and 45’ from centerline of town road. Proposed addition will be in line and not going closer to road.

5. **JOHN T. PETERSON** – New Item

LOCATION: 221 - 33rd Street NW – Lot 3, Block 2, Aqua Land Acres, according to plat of record, Section 13, Township 120, Range 26, Wright County, Minnesota. (Varner Lake – Maple Lake Twp.) Tax #210-012-002030

Requests a variance of Section 155.026 & 155.049(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow construction of 24’ x 28’ detached storage building 55’ from centerline of town road.

6. **CHRISTOPHER J. WOTHE** – New Item

LOCATION: XXXX Greer Avenue NW – Lots 10-15, Block 2, Maplewood Shores Addition, according to plat of record, Section 25, Township 120, Range 27, Wright County, Minnesota. (Mud Lake - Albion Twp.) Tax #201-020-002110 & -002130

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 allow expansion of 14’ wide detached garage to 24’ that currently is 140’ from the Ordinary High-water Mark of a Natural Environment lake. Proposed expansion will decrease the lake setback to 130’, measured from the Ordinary High-water Mark of lake.

7. **DALE F. KASPER** – New Item

LOCATION: That part of 89 acres lying east of Hoyt Avenue NW - Part of the SE ¼ of NW ¼, & the S ½ of the NW ¼ of the SW 1/4, except the N ½ of SW ¼ of NW ¼, Section 35, Township 120, Range 27, Wright County, Minnesota. (Albion Twp.) Tax #201-000-352400
Property owner: Jost

Requests a variance of Section 155.026 & 155.048(F)(4)(3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow that part of the farm lying east of Hoyt Avenue NW to be split in half, each to be approximately 14.8 acres and each assigned one “entitlement” leaving the land west of Hoyt Avenue restricted AG land. This is an adjustment and expansion of the previously approved five-acre “entitlement” division. Proposed divisions result in more than 2.5 acres of prime farmland.

9:30 a.m.

8. **JEFFREY J. PETERSON** – New Item

LOCATION: 11144 Dalton Avenue SE – W ½ of NW ¼, Section 34, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Property owner: Gerald Peterson

Requests a variance of Section 152.027, Chapter 152; Sections 155.026 & 155.048(F) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a 2-acre “entitlement” division that will have less than 150’ in width in the lot and on the road and be less than 100’ from a building that houses livestock.

9. **COKATO LAKE RV RESORT COOPERATIVE** – Cont. from 4/5/19

LOCATION: 2945 County Road 4 SW – Parcels lying in Section 13 & 14, described as the South 750 feet of the SW ¼, Section 13; and part of Gov’t Lot 2, Section 14, all in Township 119, Range 28, Wright County, MN. Tax #205-000-133300/-144406/-144405/-144415/-144421 (Cokato Lake – Cokato Twp.)

Requests variances of Section 155.008, 155.026, 155.048; 155.51 and 155.057(E)(1)(b)1. Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow existing structures and units on 14 “lots” to remain as placed, as exceptions to and in accord with the Board’s Order of October 5th, 2018.

Respectfully submitted,

Barry J. Rhineberger
Planner

Cc: Board of Adjustment
County Board of Commissioners
Kryzer
Twp. Clerks