WRIGHT COUNTY BOARD OF ADJUSTMENT
Meeting of: Meeting of June 5, 2020
AGENDA

The Wright County Board of Adjustment will meet on Friday, June 5, 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 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, June 4 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.

1. **CHRIS & SHERI BLOCK** – New Item

LOCATION: 10309 Amery Avenue NW – Lot 11, Block 2, Shady Rest, according to plat of record, and Tract L, Registered Land Survey No. 35; and part of Gov’t Lot 2, all in Section 12, Township 121, Range 26, Wright County, Minnesota. (Lake Ida – Silver Creek Twp.) Tax # 216-024-002110 & 216-038-000120 & 216-000-124320

Requests a variance as regulated in Section 155.026, 155.049(F)(2) & (3), 155.057 & 155.90(C)Table 3 to replace an existing structure with a new 960 sq. ft. two-story dwelling that will be 44 ft. from the ordinary highwater mark of lake to the deck, 13 ft. from the side property lines and 53 ft. from the center of the platted road. Proposed structure to be served by a new septic system located on the backlot. Proposed septic tanks to be less than 10 ft. from the property lines and road right-of-way. Proposed lowest floor of the structure (elevation of 972) is 1.3 ft. lower than required. New construction to replace the existing 504 sq. ft. one level structure that is 49’ from the lake, 13 ft. from the side property line, and 61 ft. from the center of a 16 ft. platted road and was approved by the Board of Adjustment in 1997 as a day use structure only, served by a holding tank under an outhouse.

2. **JOE M. CHENEY** – New Item

LOCATION: XXXX County Road 34 NE – Gov’t Lot 4, Section 26; & Part of Gov’t Lot 6, Section 25, Township 120, Range 25, Wright County, Minnesota. (Green Mountain Lake – Buffalo Twp.) Tax #202-000-253302 & -264400 Property owner: Steven J. Cheney

Requests a variance of Section 155.026, 155.048, 155.057, 155.90(C)(Table 3) & 155.095 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow construction of a 3,426 sq. ft. one-level dwelling with a walkout basement 100 ft. from the Ordinary Highwater Mark of a Natural Environment lake. A variance is also requested for proposed septic system to be 100 ft. from the Ordinary Highwater Mark of a Natural Environment lake. Lot was approved by the Board in 1999 and the 100 ft. setback variance expired in 2002.
3. **JOE M. CHENEY** – New Item

LOCATION: XXXX Dague Avenue SE (County Road 14) Parcel containing approx.. 134 acres described as part of Gov’t Lots 1 & 2, Section 9; N ½ of SE ¼, except tract.; also S ½ of SW ¼ west of road, except..., Section 10, all in Township 119, Range 25, Wright County, Minnesota. (Dean Lake- Rockford Twp.) Tax #215-100-094100 & -103300

Requests a variance of Section 155.026 & 155.048(B), 155.048(G)(4) as regulated in Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a division of existing 134-acre property that has two building entitlements as follows: A 63-acre parcel with over 300 ft. of public road frontage along Dague Avenue (CR 14) to have one entitlement and remaining 71 acres with 65 ft. of public road frontage on 20th Street to have one entitlement.

4. **MATT G. MAIER** – New Item

LOCATION: 12515 Estes Avenue NW – Part of Gov’t Lot 3, Section 32, Township 122, Range 26, Wright County, Minnesota. (Limestone Lake – Silver Creek Twp.) Tax #216-100-322312

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 convert the existing deck into a 10’ x 32’ four-season porch lakeside and a new 16’ x 24’ one-story addition over a basement roadside to the existing 24’ x 32’ dwelling. Proposed lake setback measured from the Ordinary High-water Mark of lake would be reduced from 53.9 ft. to 44.5 ft. The existing side yard setbacks would also be reduced from 8.3 ft. to 7.4 ft. from the north side lot line and from 8.1 ft. to 7.6 ft. from the south side lot line.

5. **GREGORY L. & LORI A. KRANTZ** – New Item

LOCATION: 13564 – 37TH St. NW – Lot 23, Martha’s Beach, according to plat of record; also part of Gov’t Lot 6, Section 14, Township 120, Range 28, Wright County, Minnesota. (backlot French Lake – French Lake Twp.) Tax #209-018-000230, & 209-000-142401 & 209-000-142406

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 replacement of an existing 1,136 sq. ft. one-level home with a partial basement and 528 sq. ft. detached garage that are 11 ft. from the rear property line and 9.7 ft. from the road right-of-way with a new 3,496 sq. ft. one and a half story dwelling and attached garage that will be 11 ft. from the rear property line and 6.7 ft. from the road right-of-way at the closest point.

**9:30 a.m.**

6. **GARY & LONNIE CARLSON** – New Item

LOCATION: 16126 107TH St. NW – Lot 1, Block 1 Hillside View, according to plat of record, Section 8, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-074-001010

Requests a variance of Section 155.026 & 155.049(2) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow construction of a new 24’ x 24’ detached garage to be 18’ from the edge of road right of way and 52’ from the centerline of r-o-w.
7. **JOHN & ANGIE BERNARDY** – New Item

LOCATION: xxxx 80th St. NW St. NW – Lot 2, Kiehn’s North Shore Addition, according to plat of record, Section 26; part of SE ¼ of SE ¼, Section 23, all in Township 121, Range 28, Wright County, Minnesota. Owners: Applicant & Kiehn (Lake John-Southside Twp.) Tax #217-000-234400 & 217-000-234400

Requests a lot line adjustment as regulated in Section 155.026, 155.049 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a division for a .9-acre (40,000 sq. ft.) backlot for an accessory structure to serve a lakeshore lot that is not directly adjacent to the proposed backlot.

8. **GREG O. ROISEN** – New Item

LOCATION: 15871 Forsythe Avenue NW – Lots 8 & 9, Fish Lake Cedar Shores, according to plat of record, in Section 18, Township 122, Range 26, Wright County, MN. (Fish Lake – Clearwater Twp.) Tax # 204-018-000080 & -00090

Requests a variance as regulated in Section 155.026, 155.049(F)(2) & 155.057 to allow construction of a 26’ x 32’ detached garage 20’ from the edge of the platted road right of way (53’ from centerline of platted row).

9. **BALKE PROPERTIES, LLC** – New Item

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.

10. **MATTHEW T. NELSON & CALLY R. KJELLBERG-NELSON** – New Item

LOCATION: 722 Greer Avenue NW – Lot 1, Block 1, Lilac Way Addition, according to plat of record; also part of Gov’t Lot 1, all in Section 36, Township 120, Range 27, Wright County, Minnesota. (Rock Lake – Albion Twp.) Tax #201-019-001010 & 201-000-361200 Owners: Applicants & Wholemystic Enterprises, LLC

Requests a lot line adjustment as regulated in Section 155.026 (E)(2), 155.048(B)(10), 155.049 & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add approximately 16,600 sq. ft. from the Wholemystic property to the Nelson lot.

Respectfully submitted,

Barry J. Rhineberger
Planner

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](http://www.co.wright.mn.us/list.aspx).