The Wright County Board of Adjustment will meet on Friday, August 7, 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](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, July 16 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 JULY 17, 2020 MEETING.**

1. **BALKE PROPERTIES, LLC** – Cont. from 7/17/20

   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.

2. **JOE M. CHENEY** – Cont. from 7/17/20

   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. ALSO: requests to build a storage shed measuring 20’ x 50’ x 10’(H) and 40’ x 44’ x 16’(H) 100’ from ordinary highwater mark of a Natural Environment Lake.
3. **MELANIE J. & NATE J. HERRINGTON** – Cont. from 7/17/20

LOCATION: 2837 62nd Street NW – Lot 13 Block 1, Maple Shores, according to plat of record, Section 34, Township 121, Range 26, Wright County (Maple Lake – Maple Lake Twp.) Tax #210-117-001130

Petitions for variances of Section 155.006, 155.008, 155.026, 155.049(F)(3) & 155.057(E) to construct two new additions on the road side of dwelling, a 14’ x 20.5’ and 6’ x 9’ mudroom in addition and a new 20.5’ x 38’ second-story addition onto an existing one level dwelling that is within the bluff and 10.7’ from the side property line. Existing impervious surface coverage at 25.4% will be reduced to 24.9% through removal of existing impervious lot coverage.

4. **JEFF D. HAUS** – New Item

LOCATION: 7027 Newcomb Avenue NW – Lot 20, Annandale Beach, according to plat of record, Section 26, Township 121, Range 28, Wright County, Minnesota. (Lake John–Southside Twp.) Tax #217-013-000200 Owner: Michelle O Lass Rev. Trust

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 the existing 1,720 sq. ft. one level cabin that is 45’ from the Ordinary Highwater Mark of Lake (OHM); 10’ & 13’ from the property lines and remove an existing 440 sq. ft. detached garage that is 2’ from the property line and 48' from the traveled road centerline. Proposed is a new 1,200 sq. ft. two-story dwelling and 610 sq. ft. attached garage that will be 65 ft. from the OHW, 11’ from the north & 14’ from the south side property lines and 65 ft. from the traveled road centerline. Property to be served by a new Type IV septic system that will be 5 ft. from the traveled road surface.

5. **HEATHER L. JOHNSON** – New Item

LOCATION: 14713 77TH Street NW - Part of Gov’t Lot 4, Section 27, Township 121, Range 28, Wright County, MN. (E. Lake Sylvia–Southside Twp.) Tax #217-000-272403

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 expand the dwelling roadside with 28 and 151 sq. ft. additions, new 186 sq. ft. screen porch roadside, 52.5 and 70 sq. ft. road side covered porches and a new 702 sq. ft. half story above an existing dwelling that is 4.3 and 12.1 ft. from the property lines and 44.8 ft. from the lake. Existing deck that is 26.3 ft. from the lake would be reconfigured and would be 36.9 ft. to the lake. Also proposed is a new 24’ x 26’ detached garage that would be 59.4 ft. from the center of a traveled road and have an 8/12 roof pitch. Impervious surface coverage would be reduced from 29.7% to 27% through reconfiguration of deck and removal of stepping stones.

9:30 a.m.

6. **AUSTIN J. & ROBIN G. SPIELMANN** – New Item

LOCATION: 6423 Pilger Avenue NW – Outlot H, Bulls Island 2nd Addition; & Part of Gov’t Lot 5, Section 33, Township 121, Range 28, Wright County, Minnesota. (W. Sylvia – Southside Twp.) Tax #217-000-334204 & 217-079-000080
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 the existing 10’ x 46’ trailer home that is 52 ft. from the Ordinary Highwater Mark of Lake (OHW) with a new 30’4” x 60' manufactured home with a walkout basement, a 10’ x 30’4” covered porch and 400 sq. ft. deck. Proposed structure to meet lake setback; however, will be 62.8 ft. from the centerline of a traveled road.

7. **CYNTHIA Y. HEUER** – New Item

LOCATION: 7954 County Road 6 SW – Part of SE ¼, Section 10, Township 118, Range 27, Wright County, Minnesota. (Victor Twp.) Tax #219-000-104100

Requests a variance for a 2.5-acre division out of a tillable field on a 33-ft. access strip (“1 per 40” division) according to Section 155.026, 155.048(G)(4)(C), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances

8. **RYAN NELSON** – New Item

LOCATION: 13073 Aladdin Avenue NW – East 627’ of 8 627’ of SW ¼ of SE ¼; and SW ¼ of SE ¼ & S ½ of NW ¼ of SE ¼ and S ¼ of E ½ of SW ¼, Section 25, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-254301 & -254300 Property owners: Ryan & Sara Nelson & Nelson Acres LLC

Requests an after-the-fact variance to add 8 acres from Nelson Acres LLC (216-100-254300) to the applicant’s existing 9-acre homesite (“1 per 40” division) tax #216-100-254301, according to Section 155.026, 155.048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances

9. **SUSAN K. ZANDER** – New Item

LOCATION: 10528 & 10265 Lathrop Avenue SW - W ½ of NW ¼ & NW ¼ of SW ¼, except tract desc. on Doc #1426831, Section 29; also Part of E ½ of NE ¼, Section 30, all in Township 118, Range 27, Wright County, Minnesota. (Victor Twp.) Tax #219-000-293200 & -301401 Property owners: Jean Birkholz & Edward Warn

Requests a lot line adjustment according to Section 155.026(E)02, 155.048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a division out of the Birkholz property (219-000-293200) that encompasses woods and marshland to be attached to the Warn 7.5 acre parcel that is across the road to the west. (219-000-301401).

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