

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: September 9, 2022,

A G E N D A

The Wright County Board of Adjustment will meet on Friday, September 9, 2022, 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 AUGUST 19 , 2022, MEETING

1. **MOORES & MAAS PROPERTIES LLC.** – Cont. 7/29 & 8/19 – Closed to public comment

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 live outdoor music.

2. **MA PETERSON DESIGNBUILD** – New

LOCATION: 5604 County Road 30 SE – Lot 3, Buck's First Addition, Section 12, Township 121, Range 26, Wright County, MN (Silver Creek Twp.) Tax # 216-112-000030 Property Owners: Kelly L Shelquist

Requests a variance as regulated in section 155.026, 155.049, & 155.006 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to rebuild a home with additional living space in the existing footprint that is 45.9 ft. to Lake Ida where 75 ft. is required, 4.5 ft. and 10.9 ft. to the side property lines where 15 ft. is required, and approximately 45 ft. from the centerline of Baker Ave (existing footprint is 41.9 ft. to right-of-way). The existing impervious surface coverage is 36.9% with the proposed being 33.6% where 25% is the maximum. Building coverage would stay at 21% where 15% is the maximum.

3. **JEDD KANGAS** – New

LOCATION: 5604 County Road 30 SE – part of the SW 1/4 of the SE 1/4, Section 01, Township 118, Range 25, Wright County, MN (Franklin Twp.) Tax # 208-200-014312 Property Owners: Jedd & Laura Kangas

Requests a variance as regulated in section 155.026 & 155.048(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the construction of a 30 ft. x 40 ft. (1,200 sq. ft.) detached garage that would be 80 ft. from the centerline of County Road 30 SE where 130 ft. is required.

4. **JOHN FRITZ** – New

LOCATION: 1310 65th Street SE – the southern portion of the NW 1/4 lying south of the railroad, Section 05, Township 118, Range 25, Wright County, MN (Franklin Twp.) Tax # 208-200-052300 & 208-200-052400 Property Owners: John A Fritz & April D Fritz and Clay C Montgomery

Requests a variance as regulated in section 155.026 & 155.048(G)(4) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to reconfigure an existing “1 per 40” entitlement division by adding ± 3.72 acres. The request would increase the size of parcel 208-200-052300 (7.49 acres to ± 11.21 acres). Existing division has 2.7 acres of prime tillable soils, no additional undeveloped cropland classified as prime farmland will be included in this request.

5. **MELISSA HARDIN** – New

LOCATION: 6185 Osland Ave NW - Part of Government Lot 5, Section 34, Township 121, Range 28, Wright County, MN (E. Sylvia - Southside Twp.) Tax # 217-000-343409 Property Owners: Jeffrey & Melissa Hardin

Requests a variance as regulated in section 155.026 and 155.049(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the construction of a 644 sq. ft. two-story addition to the existing home that is approximately 27.6 ft. from the centerline of Osland Ave NW.

6. **LARRY BERNING** – New

LOCATION: 207 Halsey Ave SE – Lot 21, Oak Ridge View in Section 05, Township 119, Range 24, Wright County, MN (Charlotte - Rockford Twp.) Tax # 215-035-000210 Property Owners: Larry M. Berning and Patricia S. Berning.

Requests a variance as regulated in section 155.026, 155.049(C), 155.003(B)(1), & 155.006 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the construction of a 28 ft. x 36 ft. (1,008 sq. ft.) detached garage that would be over the 800 sq. ft. maximum detached accessory building size for a parcel under 20,000 sq. ft. in size. The request would also be to have 1,327 sq. ft. of detached accessory building area on the property where 1,000 sq. ft. is the maximum allowed for parcels under 20,000 sq. ft. in size. The request would be to have 38.4% impervious surface where the maximum allowed is 25%.

Respectfully submitted,

Aaron Ogle
Planner