

WRIGHT COUNTY BOARD OF ADJUSTMENT
Meeting of: January 5, 2024
A G E N D A

The Wright County Board of Adjustment will meet on Friday, January 5, 2024 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:

ORGANIZATIONAL ITEMS:

- Nomination of a Chair and Vice-Chair for 2024.
- Adopt a Meeting calendar, time, and location.

ACTION ON MINUTES FOR THE DECEMBER 8, 2023 MEETING

1. **JOAN KOTILA** – Cont. 12/8

LOCATION: XXXX County Road 35 W – NW1/4 OF SE1/4 along with SW1/4 OF SW1/4 & E1/2 OF NW1/4 OF SW1/4 & SE1/4 OF SW1/4 & W35A OF NE1/4 OF SW1/4 & SW1/4 SW1/4 OF SE1/4....of Section 34, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-344200 & 209-000-343401 Property Owner: Joan Kotila

Requests a variance as regulated in Section 155.026 and 155.048(G)(4) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a "1 per 40" entitlement division that exceeds the 10.0-acre maximum and does not meet the required road frontage.

2. **DEAN FRIELER** - New

LOCATION: 12439 Guildner Ave NW – part of Gov't Lot 34 in Section 36, Township 122, Range 27, Wright County, MN (Sugar - Clearwater Twp.) Tax # 204-100-363204. Property Owners: Dean Frieler

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 construct an addition to the existing home which is within the side yard and shoreland building setback. The request is to also allow a septic pressure bed within the property line setback.

3. **LYNN C. BERNING** - New

LOCATION: 12617 Estes Ave NW – part of Gov't Lot 3 of Section 32, Township 122, Range 26, Wright County, MN (Limestone Lake - Silver Creek Twp.) Tax # 216-100-322309. Property Owners: Lynn C. Berning & Sherri S Berning

Requests a variance as regulated in Section 155.026 and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to remove the existing home and construct a new home within the shoreland building setback.

4. **ANNE ANDERSON** - New

LOCATION: 3551 Edmonson Ave SE – Wildlife Run Lot 3 Block 3 in Section 23, Township 119, Range 25, Wright County, MN (Mud - Rockford Twp.) Tax # 215-151-003010. Property Owners: Anne Anderson

Requests a variance as regulated in Section 155.026, 155.003(B)(1), and 155.047(F)(4) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to get approval on two after-the-fact buildings. One of the buildings is located within the rear yard setback and both after-the-fact buildings together exceed the total detached building area maximum for a parcel 2.5-4.99 acres.

5. **LEIGH NELSON** - New

LOCATION: 15327 76TH St NW – Bisanideewin Shores 1st Addition Lot 8 Block 1 in Section 28, Township 121, Range 28, Wright County, MN (W. Sylvia - Southside Twp.) Tax # 217-019-001080. Property Owners: Bradleigh A Nelson

Requests a variance as regulated in Section 155.026, 155.049(F)(3), and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct additions to the existing home which is within the side yard and shoreland building setback.

6. **BELINDA BERGREN** - New

LOCATION: 7327 Quinn Ave NW – Olson’s Bay Lot 4 in Section 29, Township 121, Range 28, Wright County, MN (W. Sylvia - Southside Twp.) Tax # 217-036-000040. Property Owners: Eric E. Bergren & Belinda M Bergren

Requests a variance as regulated in Section 155.026 and 155.049(F)(3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct an addition to the existing home which is within side yard setbacks.

7. **KYLE ASHWILL** - New

LOCATION: xxxx 25th St SW & xxxx 17th St SW – part of Gov’t Lot 4 of Section 14, Township 119, Range 28 & SE 1/4 of the SE 1/4 in Section 11, Township 119, Range 28, Wright County, MN (Cokato Lake - Cokato Twp.) Tax # 205-000-141300 & 205-000-114400. Property Owners: Kyle Ashwill & Beth Ashwill

Requests a variance as regulated in Section 155.026 and 155.048(G)(4) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a “1 per 40” entitlement division that exceeds 10.0 acres and 2.5-acres of prime farmland.

8. **JOSEPH HOLTHAUS** - New

LOCATION: xxxx 75th St NE – part of NE1/4 OF SW1/4, NW1/4 OF SE1/4 EX N 329.22 FT OF E 31.49 FT OF NW1/4 OF SE1/4 in Section 29, Township 121, Range 25, Wright County, MN (Monticello Twp.) Tax # 213-100-294101. Property Owners: Joseph F Holthaus & Janice E Holthaus

Requests a variance as regulated in Section 155.026, 155.048(F), and 155.048(G)(4) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a “1 per 40” entitlement division that exceeds 10.0 acres and 2.5-acres of prime farmland. The remainder of the parcel would have less than the required road frontage.

Respectfully submitted,



Aaron Ogle
Planner

Cc: Board of Adjustment
Twp. Clerks