

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: March 1, 2024

A G E N D A

The Wright County Board of Adjustment will meet on Friday, March 1, 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:

ACTION ON MINUTES FOR THE FEBURARY 2, 2024 MEETING

1. **EDWARD WALKER** (WALKER TRUST) – Cont. 2/2 (updated with additional PID's)

LOCATION: 434, 440 & 518 25th St SE – E 1/2 of the NW 1/4 in Section 18, Township 119, Range 25, Wright County, MN (Ag. Trib. – Rockford Twp.) Tax # 215-100-182400, 215-100-182401, 215-100-182100, 215-100-182402. Property Owners: Walker Revtr, Edward & Kathleen Walker, Corey Walker

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 alter a previous Board of Adjustment "1 per 40" entitlement division approval and to create a new entitlement division.

2. **JEFFRY LOUDEN** - New

LOCATION: 12413 Estes Ave NW – Part of Gov't Lot 2 in Section 32, Township 122, Range 26, Wright County, MN (Limestone – Silver Creek Twp.) Tax # 216-100-323201. Property Owners: Jeffry Todd Louden & Cinda Jane Louden

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 construct an addition to the existing home that is located within the shoreland building setback.

3. **ERICK GROCHOW** - New

LOCATION: 2747 Nevens Ave SW – Part of Gov't Lot 2 in Section 14, Township 119, Range 28, Wright County, MN (Cokato – Cokato Twp.) Tax # 205-000-144414. Property Owners: Erick M & Carrie S Grochow

Requests a variance as regulated in Section 155.026, 155.049(F), and 155.003(B)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a storage building exceeding the roof pitch and rafter storage area headroom maximum within the side yard and road building setback.

4. **KEVIN SCHMITZ** - New

LOCATION: 17749 & 17767 54th St NW – Lot 16 & Lot 17 of Rustic Ridge in Section 06, Township 120, Range 28, Wright County, MN (Francis – French Lake Twp.) Tax # 209-025-000160 & -000170. Property Owners: Kevin & Laurie Schmitz, Ruth Miller

Requests a variance as regulated in Section 155.026 and 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to install a septic system absorption area within the property line setback.

5. **BRUCE SCHUT** - New

LOCATION: 7414 Baker Ave NW – part of the SW1/4 OF NW1/4& N1/2 OF SW1/4 and N 1-2 SE & SW SE in Sections 25 & 26, Township 121, Range 26, Wright County, MN (Maple Lake Twp.) Tax # 210-100-264200 & 210-100-253200. Property Owners: Bruce L Schut

Requests a lot line adjustment and variance as regulated in Section 155.026 and 155.048(F) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to adjust existing lot lines. The result would create a property with less than the required road frontage and two others split by the existing road.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Aaron Ogle', with a stylized flourish at the end.

Aaron Ogle
Planner

Cc: Board of Adjustment
Twp. Clerks