

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: August 2, 2024

MINUTES

The Wright County Board of Adjustment met on Friday, August 2, 2024, at 8:30 a.m. County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota. Chairman, Paul Aarestad, called the meeting to order at 8:30 a.m. with Board members present: Russ Greninger, Dan Vick, Bob Neumann, and Dan Mol. Representing the Planning & Zoning Office was Aaron Ogle, Planner. Greg Kryzer, Assistant County Attorney, legal counsel.

ACTION ON MINUTES FOR THE JULY 12, 2024 MEETING

On a motion by Neumann, seconded by Vick, all voted to approve the minutes for the July 12th, 2024 meeting as printed.

1. RYAN ERICKSON – Continued from 5/31/24, 6/21/24, & 7/12/24

LOCATION: XXXX Newcomb Ave SW – Lot 5, Block 1, Lakewood Addition, Section 23, Township 119, Range 28, Wright County, MN. (Cokato Lake – Cokato Twp.) Tax #205-015-001050 Property Owner: Gregory M Peterson & Amber Peterson

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 a home within the bluff.

Present: No representative present

- A. Ogle reminded the Board this request is to construct a new home within the bluff and was last continued from the July 12th meeting so that staff could present the findings consistent with the Boards discussion with a full Board present. Per the Boards directive, staff drafted findings which have been distributed to the Board for review. The matter was closed to the public at the last meeting so no further oral or written comment will be accepted. If the Board motions to adopt the findings as presented, the request is denied. The applicant did request to withdraw their request without prejudice.
- B. Kryzer reminded Board members that the matter is closed for discussion, the proposed findings have been made available for review along with the withdraw request by the applicant for their consideration on action. Vick added that the applicant had already approached him days prior, stating their desire to withdraw the application - he is not opposed to the request to withdraw.
- C. Neumann moved to approve the adoption of the findings consistent with denial of the request on file at the Planning & Zoning office. Motion seconded by Mol.

VOTE: Mol, Neumann, Greninger, & Aarestad; NAY: Vick

MOTION CARRIED

Kryzer presented property owner Greg Peterson, who arrived after meeting started, a copy of the Findings for Denial, as executed by the Board Chair Aarestad.

2. **KATHLEEN BOORSE** – continued from 6/21/24 & 7/12/24

LOCATION: 2320 44TH St SE – W 25 acres of the N ½ of S ½ of NW 1/4, Section 28, Township 119, Range 26, Wright County, MN. (Rockford Twp.) Tax #215-100-282300 Property Owner: Kathleen M Boorse

REQUEST: Variance as regulated in Section 155.026 and 155.048(F)(3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an unpermitted (after-the-fact) storage building within the side yard setback.

Present: No representative present

- A. Ogle stated this request is to allow for an after-the-fact 24 ft. x 30 ft. storage building 0.5 ft. from the east side property line and was last continued from the July 12th meeting so that staff could present the findings consistent with the Boards discussion with a full Board present. Per the Boards directive, staff drafted findings which have been distributed to the Board for review. The matter was closed to the public at the last meeting so no further oral or written comment will be accepted. If the Board motions to adopt the findings as presented, the request is denied.
- B. Mol moved to accept findings as presented for denial of the request, due to the property owner not contacting Wright County to obtain a permit or verify required setback distances and instead constructing a building without a permit 0.5 ft. from the side property line where 30 ft. was required. Motion seconded by Neumann.

VOTE: CARRIED UNANIMOUSLY

Kryzer stated that the notice & findings for denial would be mailed to the applicant, Kathleen Boorse, as she is not present to accept in-person.

3. **WENDY HOOVER-CARPENTIER** – New

LOCATION: 7867 & 7839 Jellison Ave SW – the SE 1/4 of the SW 1/4 of Section 09, Township 118, Range 27, Wright County, MN. (Victor Twp.) Tax #219-000-093400, 219-000-093401. Property Owner: Hoover Trust

Requests a line adjustment as regulated in Section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add 0.9 acres from PID 219-000-093401 to PID 219-000-093400.

Present: Wendy Hoover-Carpentier, Dave Hoover, Troy Lange

- A. Ogle presented a drawing of the proposed request involving the adjustment of a shared property line between PID 219-000-093401 (17.3 acres) and PID 219-000-093400 (22.2 acres). The proposed lot line adjustment would not create any nonconformities but would resolve an existing nonconformity. The proposed lot line adjustment would move the shared property line so it does not intersect the referenced building and allow the building to meet setbacks from both properties involved. There would be no gain, loss, or transfer of entitlements as part of this request. The Township approves of the plan as presented because it would square the two properties as much as possible and move the existing line off the standing shed.
- B. The applicant had nothing further to add.
- C. Public Comment
 - Troy Lange – is Supervisor for and representing Victor Township, stated that the Township is in support of the request at hand.
- D. Mol has seen other requests similar and is along with approving the proposed. He has seen other buildings in Wright County that are divided by property lines and agrees with keeping the land straight with the existing buildings.
- E. Vick agrees with Mol and has no problems with the proposed and asked when the property was originally split. Hoover-Carpentier stated before she was born, at approximately 60 years ago between family relations.
- F. Greninger asked if the site is AG-related use beyond personal storage use. Hoover-Carpentier confirmed yes.
- G. Neumann was curious of the history of the parcel split, presuming this was one parcel at a time. Hoover-Carpentier stated it was originally a 40-acre parcel her grandfather and father divided to own houses independently. Dave Hoover approached the podium to add that the division took place in a lawyers office at that time. Neuman asked of the two houses on the property – Hoover-Carpentier stated there is one house on each parcel with one shared well and septic system. Ogle included that both parcels are under the same ownership, however, a property transfer would incur a point of sale and septic compliance required. Neuman mentioned the acreage of the parcel in relation to road frontage and if the driveway is shared. Hoover-Carpentier stated that each home already has their own driveway. Neumann asked for clarity, as he typically sees parcels having all buildings on one, not like the proposed, and better understands the purpose of the request.
- H. Aarestad agrees in the lot line adjustment making common sense and agrees with the rest of the Board.
- I. Mol moved to approve a line adjustment as regulated in Section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add 0.9 acres from PID 219-000-093401 to PID 219-000-093400 with conditions subject to survey, subject to Administrative Order and Records Combine Form if possible, and site sketch noted Exhibit A. Seconded by Neumann.

VOTE: CARRIED UNANIMOUSLY

Respectfully submitted,

Aaron D. Ogle
Planning & Zoning Planner

The meeting adjourned at 8:45 a.m.

Respectfully submitted,

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

Aaron Ogle
Planner

AO: arm
CC: Board of Adjustment
Applicants/Owners
Twp. Clerks