

WRIGHT COUNTY BOARD OF ADJUSTMENT
Meeting of: January 10, 2025
AGENDA

The Wright County Board of Adjustment will meet on Friday, January 10, 2025 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:

1. Elect Chair & Vice-Chair for 2025
2. Set the 2025 Meeting Calendar Dates and Time
3. Per Diem: Set by the County Board for 2025
 - a. Per Diem \$120 All Meetings
 - b. Per Diem \$70 Site Inspections

ACTION ON MINUTES FOR THE DECEMBER 6, 2024 MEETING

1. **WILLIAM MILLER** – Cont. 12/6

LOCATION: 6910 QUINN AVE NW – SYLVAN SHORES ON LAKE SYLVIA LOT-035, Section 33, Township 121, Range 28, Wright County, Minnesota. (W. Lake Sylvia – Southside Twp.) Tax #217-058-000350 Property owners: WILLIAM L MILLER TR

Requests a variance as regulated in Section 155.026, 155.006, and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a livable space addition and deck addition to the existing home that is within the shoreland building setback. The impervious surface coverage would exceed the maximum allowed.

2. **CHAD STENSON** – New

LOCATION: 16434 109th St NW – ROLLING HILLS LK SHORE 2ND ADD LOT-012 in Section 08, Township 121, Range 28, Wright County, Minnesota. (Lake Marie - Southside Twp.) Tax #: 217-043 000120 Property owners: CHAD ALLAN STENSON & MELISSA ANN MARIE STENSON

Requests a variance as regulated in Section 155.026, 155.049 and 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a new dwelling on a holding tank within the shoreland and side yard building setbacks, and within a bluff.

3. **ALLEN R DUBBELDEE** – New

LOCATION: 11066 Pittman Ave NW – PRT OF SE1/4 & GOV LT1 LY S OF LK CAROLINE in Sections 04 and PRT OF NW1/4 NE1/4 in Sections 09 all in Township 121, Range 28, Wright County, Minnesota. (Caroline - Southside Twp.) Tax #: 217-000-044400, 217-000-091202, 217-000-091201, 217-000-091205 Property owners: ALLEN R DUBBELDEE & DEBS JM DUBBELDEE REVTR

Requests a lot line adjustment as regulated in Section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to alter the property lines between PIDs 217-000-091202, 217-000-091201, & 217-000-091205.

4. **ZIEGLER CUSTOM HOMES INC.** – New

LOCATION: 14389 Custer Ave NW – SHADY SHORES LOT-003 LT 3 & S1/2 OF LT 4 in Section 22, Township 122, Range 26, Wright County, Minnesota. (Locke Lake – Silver Creek Twp.) Tax #: 216-125-000030 Property owners: ANDRE PEREZ & REBECCA PEREZ

Requests a variance as regulated in Section 155.026, 155.049 and 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a new dwelling with a 14x40' deck that is within the building setback from Locke Lake.

5. **DARRYLE ANDERSON** – New

LOCATION: 13551 Baker Ave NW & xxx 135th St NW – East 1/2 of the SE 1/4 as well as a portion of the E 1/2 of the South 1/2 of the NE 1/4 in Section 26 and west portion of the SW 1/4 of the NW 1/4 along with part of W 1/2 of SW 1/4 of Section 25 and all within Township 122, Range 26, Wright County, Minnesota. (Melrose Lake – Silver Creek Twp.) Tax #: 216-100-261403, 216-100-261401, 216-100-264100, 216-100-252300, 216-100-253201 Property owners: ELIZABETH A ANDERSON REVTR & DARRYLE C ANDERSON REVTR

REQUEST: Lot line adjustment and variance as regulated in Section 155.026 and 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to adjust an existing lot of record and to create a “1 per 40” entitlement division. The division and remainder would lack the required road frontage.

6. **ANDREW BENGSTON**

LOCATION: 3662 Cty Rd 33 SE & xxx Cty Rd 33 SE – The W 1/2 of the NE 1/4 in Section 03, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #: 215-100-031300 and 215-100-032400 Property owners: ANDREW BENGSTON & ELISE BENGSTON and RICHARD N LABUTE & YOKO NLABUTE

Requests a variance as regulated in Section 155.026 and 155.048 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add 4.5 acres to an existing 4.56-acre entitlement division. The enlarged parcel would contain more than the allowed 2.5 acres of prime soils.

7. **TONY BAKEBERG** – New

LOCATION: 7239 70TH St SW & roughly 40 acres to south – E3/4 OF NE1/4 and NE1/4 OF SE1/4 of Section 11, Township 118, Range 27, Wright County, Minnesota. (Victor Twp.) Tax #: 219-000-111100, 219-000-114100 Property owners: MICHAEL O DIERS & HILAIRE M DIERS

REQUEST: Variance as regulated in Section 155.026 and 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to divide the tillable land off from the

remainder. The proposed division would not meet the standards for an agricultural or entitlement division.

8. **BRIAN SLOAN** – New

LOCATION: 16779 Cty Road 7 NW and adjoining parcel – PRT OF NW1/4 OF NE1/4 and NW1/4 OF NE1/4 & NE1/4 OF NW1/4 of Section 11, Township 122, Range 27, Wright County, Minnesota.
(Clearwater Twp.) Tax #: 204-100-111201, 204-100-111202 Property owners: Scott Miller and David Miller

Requests a variance as regulated in Section 155.026 and 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to expand an existing lot of record that would not meet the minimum road frontage requirement.

OTHER BUSINESS: January 24th Planning & Zoning Training Session

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

AO: sld

Cc: Board of Adjustment
Twp. Clerks