

# WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: June 6, 2025

## MINUTES

The Wright County Board of Adjustment met on Friday, June 6, 2025, at 8:30 a.m. County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota. The meeting was called to order by Vice-Chairman Bob Neumann with members present being Dan Mol, Sandy Greninger, & Dan Vick. Absent: Paul Aarestad. Representing the Planning & Zoning Office was Aaron Ogle, Planner. Brian Wold, Assistant County Attorney, legal counsel.

### ACTION ON MINUTES FOR THE MAY 9, 2025 MEETING

Greninger called out item #2 E with a correction to read, '*Greninger stated she was curious if the Township...*'. Neumann addressed item #1 missing that he was the one to second the motion. With corrections noted Greninger motioned to approve the minutes with noted corrections. Motion seconded by Vick.

VOTE: CARRIED UNANIMOUSLY

#### 1. NICK & MARINA JEPSON – Continued from 5/9/2025

LOCATION: 1098 44TH ST NE – SHADY HEIGHTS LOT-003 LTS3 & 4 in Section 08, Township 120, Range 25, Wright County, Minnesota. (Lake Constance – Buffalo Twp.) Tax #: 202-020-000030. Property owners: NICHOLAS V & MARINA E JEPSON

REQUEST: 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 a new storage building within the lake setback and increase the size of the existing deck attached to the home inside the lake and side yard setback.

Present: Nick and Marina Jepson

- A. Ogle displayed the updated site plan and reviewed the request details. The request was continued from the May 9th meeting so the applicant could reassess their proposal. At that time, the Board indicated they wanted to see the storage building moved to at least 65 ft. from the ordinary high-water mark of the lake. It was mentioned that this might require reducing the proposed building size and/or possibly encroaching upon the septic system. The Board also expressed interest in seeing whether the deck could be set back at least 10 ft. from the east side yard property line. The updated request is to construct a 24 ft. x 36 ft. storage building 65 ft. from the ordinary high-water mark of Lake Constance and 12 ft. from the septic pressure bed. The request also includes constructing a new 16 ft. x 45 ft. angled deck attached to the home, located 65.7 ft. from the ordinary high-water mark of Lake Constance and 10 ft. from the east side yard. A variance is required for the proposed storage building, as it is within the 100 ft. shoreland building setback. A variance is also needed for constructing a deck within the 100 ft. shoreland and 15 ft. side yard building setbacks. The Township approves the request. No written responses from the public were received.
- B. N. Jepson stated they tried to adjust the plan to meet the suggestions from the prior meeting.
- C. No comments from the public.
- D. Mol stated he was not at the last meeting but had read the minutes. He feels the deck is justified because the home is no closer to the lake than the existing deck, and the new deck meets the 65 ft. setback. However, he has concerns about a large storage shed in front of the home and closer to the lake. Though the mound system's location limits the space for a large shed, this is not a water-oriented structure, it is a large garage on the lake side of the home.

- E. Vick appreciates the revisions to the plan and feels that the Board's concerns were addressed. A previous action approved the home to be built 68 ft. from the lake, with a condition that a deck be no closer than 65 ft., which is now being proposed. He has no further concerns and confirms that his previous requests have been met.
- F. Greninger stated she shared concerns expressed by other members. However, since the home already exists, it cannot be moved to accommodate the deck. She would like to see if the shed could be moved a bit more to the east. Overall, she is happy with the updated proposal.
- G. Neumann assumed the shed was staked out and the applicants are aware of what it will look like from their home. It is their choice to have that view. He noted that the deck now meets both the 10 ft. side yard and 65 ft. lake setbacks, which were both requested, and he can support the proposal.
- H. Mol wants to ensure the Board understands the precedent they might set by allowing large structures in front of homes on the lakeside. If allowed here, similar requests could follow in other parts of the county. He pointed out that DNR rules aim to protect views to and from the lake. Although the shed meets the 65 ft. setback, he urges the Board to consider the implications of what they approve. Neumann asked whether the concern was about aesthetics or practicality. Mol responded that it is both. In other parts of the county, large sheds have been built behind homes. In this case, it is a large shed with a large concrete slab close to the lake and in front of the home. This is not a small, water-oriented structure. He also noted that while there are requirements for the home to have gutters and rain gardens, no information has been provided regarding stormwater management for the shed.
- I. Greninger asked whether the shed could be rotated to increase the distance from the lake. She wondered if doing so might encroach on the septic system. Neumann felt such a change could also affect the side yard setback.
- J. Neumann suggested that if aesthetics is a concern, a row of lakeside trees could be required as a condition of approval. M. Jepson stated they would gutter the shed and include landscaping on the lakeside as part of their overall vision.
- K. Greninger expressed concern that approving the shed could set a precedent and lead to future requests to build even closer to the lake. Ogle reminded the Board that each request should be evaluated individually, based on the specific property and proposal.
- L. Vick asked about the topography to the east. M. Jepson replied that they don't believe there is enough room to preserve the mound system and move the shed back. Due to uncertainty about the exact location of the mound system, they chose the best placement that aligns as closely with the requirements as possible. Vick acknowledged the applicants had already made requested adjustments. He would like to see a row of trees and rocks added to help manage drainage. Ogle stated that if a stormwater management plan is conditioned by the Board that it be submitted with the permit application.
- M. Neumann commented that the entire lot suffers from poor planning. He believes the existing septic system location is the hardship driving the proposed shed placement.
- N. Greninger moved to approve the construction of a 24 ft. x 36 ft. storage building 65 ft. from the ordinary high-water of Lake Constance and 12 ft. from the septic pressure bed. Also approved is the construction of a 16 ft. x 45 ft. angled deck attached to the home that is 65.7 ft. from the ordinary high-water of Lake Constance and 10 ft. from the east side yard. The approval was **CONDITIONED** Site plan noted Exhibit A and building plans noted Exhibit B. Seconded by Vick.

*DISCUSSION: Vick asked for clarification on whether the angled deck was part of the approval. Ogle used the site plan to explain the revised deck location. Vick confirmed the revised deck is 10 ft. off the property line, which*

*M. Jepson confirmed. Mol suggested adding a condition requiring a stormwater management plan to be submitted at the time of building permit application.*

Greninger and Vick agreed to amend the motion to include a condition to include stormwater management plan to be submitted at the time of building permit application.

VOTE: Greninger, Vick, Neumann    NAY: Mol

MOTION CARRIED

2. **ROBERT O'CONNOR** – New

LOCATION: 7856 NORRIS AVE NW – BAY VIEW 1ST ADDN LOT-004 in Section 26, Township 121, Range 28, Wright County, Minnesota. (Lake John - Southside Twp.) Tax #: 217-017-000040. Property owners: ROB O'CONNOR& DANA STRAND-O'CONNOR

REQUEST: 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 convert the existing home's crawl space into livable space that is located within the shoreland building setback.

Present: Rob O'Connor

- A. Ogle displayed the property details and reviewed the request. The riparian property is 0.43 acres in size, zoned Urban/Rural Transition, and located on Lake John, which is classified as a Recreational Development Lake. The request is to convert the existing home's crawl space into livable space within the shoreland building setback. A variance is required because the existing home is located within the shoreland building setback. The Township has not yet submitted a response. One written comment from the public expressed support for the variance request, stating that it offers a more environmentally sensitive and community-minded alternative to new construction. Another written comment also expressed support. While administrative approval could be granted for an exact replacement, the applicant is seeking approval to expand the crawl space into livable space. If administratively approved as a crawl space, the replacement would still be required to meet the lowest floor elevation standard.
- B. O'Connor stated that the block foundation is crumbling and needs to be replaced. As part of lifting the cabin, they would like to take the opportunity to install a full foundation, thereby expanding the livable area. The footprint of the structure would not change, and all work would be done underneath the cabin.
- C. No comments from the public.
- D. Vick expressed concerns and stated he would like to hear from the Township. He is particularly concerned about the extent of construction and the potential for runoff into the lake. He inquired about the current elevation. O'Connor explained that there is an 8 ft. wall at the front of the structure, but as the land slopes back into the hill, the elevation drops to about 3 ft. Vick reiterated his concerns about construction impacts and runoff and said he would like to conduct a site visit to see the topography as well as hear from the Township.
- E. Ogle explained that an exact replacement of the existing foundation is allowed administratively. The lowest floor elevation would still need to be met, which might require fill or grading. A replacement foundation could be rebuilt at the current 8 ft. height, and the 3 ft. portion could be raised to 6 ft. without needing a variance. Vick stated he needs more information before deciding.
- F. Greninger commented that she believes a barrier will be in place between the lake and the home during construction, so runoff is not a major concern for her. However, she also would like to hear input from the Township.
- G. Mol agreed that input from the Township is necessary.
- H. Neumann asked whether there were neighbors on either side. O'Connor explained that they own the vacant lot to the east and that another property owner is to the west. Neumann initially assumed that more layers of block would be added to raise the home, but O'Connor clarified that this is not the plan. Due to the property's proximity to the lake, Neumann recommended that a stormwater management plan be provided for both the construction phase and the post-construction condition. He expressed support for the added living space since the physical size of the building is not changing, and he believes converting the crawl space is a smart use of

the space. He asked whether adding a full basement would affect the septic system. O'Connor stated he had consulted a septic system professional and was told the existing system would remain adequate and unaffected. Ogle noted they also have a backlot which is intended for future septic.

- I. Mol moved to continue the item until the June 27th meeting to allow time for the applicant to meet with the Township and for a site inspection to be completed. Vick seconded the motion.

*DISCUSSION: Ogle noted that the Township is not scheduled to meet prior to June 27th, making the July 18th meeting a better option for continuation. O'Connor stated that he had reached out to the Township to explore whether an earlier meeting was possible but had not received a response.*

Mol and Vick amended their motion to continue the item until the **July 18, 2025** meeting.

*Neumann requested that a preliminary stormwater management plan be available during the site inspection. O'Connor replied that developing a full plan at this stage would be difficult, but he intends to work with a landscaper. Neumann asked to see a basic outline of what is planned for managing runoff during construction and the general approach for post-construction. O'Connor acknowledged and accepted this.*

VOTE: CARRIED UNANIMOUSLY

3. **HAILEY & JOSHUA HOLLENHORST** – New

LOCATION: 7595 Quinn Ave NW – PRT OF SW1/4OF NE1/4 & GOV LT1 in Section 29, Township 121, Range 28, Wright County, Minnesota. (W. Lake Sylvia - Southside Twp.) Tax #: 217-000-291411. Property owners: JOSHUA A & HAILEY HOLLENHORST

REQUEST: Variance as regulated in Section 155.026, 155.049(F)(2), 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 that is located within the top of bluff setback and road setback.

Present: Haily & Josh Hollenhorst, Bernie Miller with MSTs, Brandon Scheuble with KC Custom Home Design, Inc.

- A. Ogle displayed the proposed site plan and reviewed the property details. The portion of property located west of Quinn Ave NW is 0.97 acres. It is zoned Urban/Rural Transition and situated across the road from West Lake Sylvia, which is classified as a General Development Lake. The request is to construct additions to the existing home, which is currently located 62.8 feet from the centerline of Quinn Ave NW, where a 65-foot setback is required, and 8 feet from the top of the bluff, where a 30-foot setback is required. Although the request technically falls within the top-of-bluff setback as defined by ordinance, there is a road between the home and the lake. Additionally, the bluff terminates at the top of the hill; everything west of that point drains away from the lake and is therefore not considered a bluff. Based on the Zoning Administrator's interpretation of the ordinance, the 30-foot top-of-bluff setback still applies, even if part of the area does not drain toward the waterbody. The existing home was originally permitted in 2002 with a 65-foot setback from the road; however, it was ultimately constructed approximately 3 feet closer than allowed. The 2002 permit made no mention of a bluff, nor did the submitted survey include any topographic data. At that time, geographic data—such as 2-foot contour intervals via the Beacon system—was not as easily accessible to Planning & Zoning or the public. The Township supports the request, noting that the existing structure is already located within the road and bluff setbacks and that the proposed additions will not further encroach on the lake or any required setbacks. No written comments from the public were received.
- B. H. Hollenhorst stated that they purchased the home eight years ago and are looking to add a multi-stall garage with a level above. Due to the existing location of the home, any modifications will require a variance. The lakeside deck will be smaller and further from the setbacks, improving the road setback. The garage addition will make it easier to park two cars during the winter.
- C. Miller reminded the Board that the house is existing. They worked hard on a home design that meets all setbacks while also improving where possible. The setback from the road is currently 62.2 feet, and the proposal increases it to 62.8 feet. The impervious coverage for the deck and porch area will remain largely unchanged. Using the site plan, Miller explained the areas of the existing porch, steps, and deck, detailing the proposed reductions and new construction. Ultimately, the project reduces structures on the lakeside while slightly increasing the setback to the road. The addition will maintain a 15-foot setback from the side yard. The septic tanks will need to be adjusted to meet the necessary setbacks. Building coverage will increase from 6.5% to 9.8%, remaining well under the 15% allowed. Impervious coverage will rise from 18.7% to 21.8%, with most of the addition being built over the existing driveway.
- D. No comments from the public.
- E. Greninger questioned why the garage addition wasn't positioned further around the house. H. Hollenhorst explained that the layout allows for a turnaround, eliminating the need to back down the driveway.
- F. Miller used the proposed site plan to review the bluff line, bluff setback, and the location of the existing home relative to the garage addition. The entire garage addition is outside the bluff setback and meets side yard setback requirements.

- G. Mol noted that there was no mention of a bluff when the original home was built. He believes that at the time, they were unaware of the bluff, which presents a challenge and hardship. The decks are being improved, with their size reduced, and there is no further encroachment. The addition will be built over a large area of existing concrete, minimizing additional water runoff. Given that the side yard setbacks are met, he supports the proposal.
- H. Vick stated that his opinion had changed after hearing comments and having his questions addressed. He is now in favor of the request.
- I. Neumann pointed out that the roofline will change significantly, making this a substantial project. H. Hollenhorst explained that the original home was built as a cabin and functions as such. They are looking to transform it into a forever home, focusing on expanding the garage and livable areas such as office space and a music studio, rather than adding bedrooms. Neumann asked if there would be a loft above the garage, and H. Hollenhorst confirmed. Neumann then stated that maybe the Board should consider whether the addition exceeds 50% of the total value of the home, as it may be close to that threshold. H. Hollenhorst acknowledged that it might be close but had not calculated the exact figure. Initially, Neumann thought a site inspection might be necessary, but after learning more, he understands that the addition will not be visible from the road. While the home is within the bluff setback, the addition itself is outside of it. With those things explained and since the decks are being modified rather than expanded, he no longer sees a need for a site inspection. He supports the request but suggested further discussion regarding the roofline changes. Vick noted that an entirely new floor would be added.
- J. Mol stated that they could do an exact replacement. While the amount of change is significant, the footprint of the home is not being drastically altered, as the addition will be built over an existing concrete slab. He supports the proposal, as it largely stays within the original footprint due to going over existing concrete.
- K. Greninger stated that she likes the addition is going up versus changing the footprint.
- L. Vicks initially had concerns about drainage but, after learning more about the plan and property, is reassured that water will drain away from the lake. Ogle displayed an aerial photo of the property, indicating the general direction of water flow. Mol pointed out that while the property is near a lake, a road separates the home from the shoreline, meaning it is more adjacent to the road than directly next to the lake.
- M. Mol moved to approve the request to construct additions to the existing home, maintaining a 62.8-foot setback from the centerline of Quinn Ave NW and an 8-foot setback from the top of the bluff. The motion was based on the unique circumstances discussed, along with Township approval. The site plan was noted as Exhibit A, the building plans as Exhibit B, and the septic plan as Exhibit C. Greninger seconded the motion.

VOTE: CARRIED UNANIMOUSLY

4. **JOSEPH LINDELL** – New

LOCATION: 13010 79TH ST NW – Part of Gov't Lot 1 along with PRT OF SE1/4 OF SE1/4, Section 26 & 23, Township 121, Range 28, Wright County, Minnesota. (Lake John - Southside Twp.) Tax #: 217-000-261104 & 217-000-234402. Property owners: JODI A WALLNER

REQUEST: 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 construct an addition to the existing home that would be within the road setback.

Present: Jesse Smith with Quality Counts Construction

- A. Ogle displayed the proposed site plan while reviewing the request. The property is 0.92 acres, zoned General Agriculture, and located across the road from Lake John, which is classified as a Recreational Development Lake. A previous variance was granted in 2005, allowing a 19 ft. x 30 ft. addition 8 ft. from the east property line, with the condition that it be guttered to prevent runoff onto the neighboring property. The current request is to construct a 14 ft. x 14 ft. four-season addition to the existing home, which would be 25 ft. from the centerline of the road that services additional properties. A variance is required because the ordinance requires a 65-ft. setback. The Township noted that the applicant did not attend their meeting. It should be noted that the next Township meeting is scheduled for July 1, 2025. No written comments from the public were received.
- B. Smith stated that the plan is straightforward. He has limited information but will do his best to answer any questions.
- C. No comments from the public.
- D. Mol stated that he would like to hear from the Township, given the proximity of the proposed addition to the township road. He noted that this may or may not be a concern for the Township, particularly regarding snow removal equipment turning around. Vick agreed with Mol and emphasized the importance of hearing from the Township. Greninger also expressed a desire to hear from the Township, given the addition's close proximity to the road.
- E. Neumann asked about the difference between a four-season addition and a permanent addition. Smith explained that the addition would serve as a coffee nook rather than a bedroom or primary living space, which is why it is referred to as a four-season addition. He noted that the space would include two windows for natural light and would be used year-round, unlike a three-season porch. Ogle stated that staff would consider the addition as a year-round space. Neumann then inquired about the foundation type. Smith reviewed the proposed building plans, which indicate that the addition will be built on a concrete slab with no crawlspace or basement. Ogle reminded the Board and the applicant that the plans themselves are not approved by this Board; approval occurs through the permit process and building code review. Neumann asked how many homes are located beyond this property. Ogle stated that there are two. Neumann reiterated the importance of hearing from the Township regarding the road, with Mol agreeing.
- F. Vick moved to continue the item until **July 18, 2025 Meeting** to allow time for the applicant to meet with the Township. Seconded by Mol.

VOTE: CARRIED UNANIMOUSLY

5. **CAP CUSTOM HOMES** – New

LOCATION: 15095 64TH ST NW – COATES P BULL ADDN LOT-011 & LOT-012 , Section 33, Township 121, Range 28, Wright County, Minnesota. (E. Sylvia - Southside Twp.) Tax #: 217-022-000120, 217-022-000121. Property owners: LAKE EFFECT TR

REQUEST: 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 adjust the property boundaries between PID 217-022-000120 and 217-022-000121.

Present: Al Evavold with Cap Custom Homes, Bernie Miller with MSTs and Wes Ostlund with Lake Effect Trust

- A. Ogle displayed the property using an aerial photo and proposed site plan. Two properties involved are: PID 217-022-000121 (0.58 acres) and PID 217-022-000120 (0.44 acres). Both are zoned Urban/Rural Transition and are located on East Lake Sylvia, which is classified as General Development. The request is to transfer land from PID 217-022-000120 to PID 217-022-000121. The resulting lot sizes would be 0.60 acres for PID 217-022-000121 and 0.42 acres for PID 217-022-000120. The Township had no objections to the lot line adjustment but indicated the decision rests with the Board of Adjustment. One written public comment was received in support of the request. Approval of the lot line adjustment is necessary before considering a related variance request for a home and septic system. Currently, the properties must be owned in common per State Statute. The purpose of this adjustment is to bring both parcels into compliance with State Statute so they can be sold separately and developed individually.
- B. Ostlund explained that his grandparents originally purchased the properties when they were first platted. The access road is a single-lane, non-maintained township road. The need for a lot line adjustment partly stems from the location of an existing garage. Approval would allow his brother to build a home. Initially, the lots were separate; his mother later purchased both from an estate. This request would enable two homes to be built, bring the lots into compliance, but also create some setback issues with the other lot.
- C. Miller reminded the Board this is a two-part request. The initial challenge was bringing Tract B, which includes the existing home, into compliance with impervious coverage limits. It was difficult to determine the minimum area needed for Tract A, which led to the 6-foot adjustment. They worked to balance reducing impervious coverage while making Tract A buildable. Miller asked whether the lots could be separated without a variance. Ogle summarized that for contiguous, nonconforming lots under common ownership to be sold separately, four criteria must be met: The lot must be at least 66% of the minimum lot area and width requirements in MN Rule 6120.3300, subp. 2a; the lots must be connected to public sewer or a compliant Type I sewage system; impervious surface must not exceed 25%; and the development must align with the comprehensive plan. Ogle believes the proposed lot line adjustment and impervious surface reduction would meet the intent of the rule to be sold separately. He noted there is no regulation prohibiting a setback issue from being created via a lot line adjustment. If no property line movement was needed and the four criteria could be met, allowing them to be sold separately could be approved administratively. Miller reiterated that this request is solely about adjusting the lot line and asked whether the Board could pause consideration to discuss the second part of the request. Ogle noted that approval of a lot line adjustment doesn't guarantee future variances. Mol mentioned that, based on the opening statement, the lots must currently remain under common ownership. Ogle confirmed. If the adjustment is approved, the impervious coverage is reduced to 25% and a Type I septic is possible, so theoretically the lots could be sold separately.
- D. No comment from the public.
- E. Vick suggested reducing the size of the garage to be 5–10 feet off the property line to help resolve setbacks and impervious coverage issues. The Board also prefers straight lot lines. Miller clarified whether Vick meant moving the lot line or the garage. Vick confirmed he meant relocating the garage. Miller noted that Tract B has an older septic system, and when it's upgraded, additional space would be beneficial. This contributed to

the current plan. It was mentioned that the portion of the road where the garage sits was vacated by the Township, allowing the garage to remain. Vick referred to the second request, which includes setback variances, and felt moving the garage could help avoid them. Miller used the site plan to explain the proposed layout and reasoning. Vick expressed concern about the number of variances requested and favored adjusting the garage instead. Neumann reminded the Board that the current item under consideration is solely the lot line adjustment. Vick reiterated that he would prefer the garage to be moved rather than the lot line.

- F. Greninger felt her questions were answered and agreed the garage should be moved closer to the house and the lot line kept straight.
- G. Mol stated that he aims to make decisions that do not create future issues and therefore would not support approving something that requires variances. Earlier it was confirmed that the lots must currently remain under common ownership, and he questioned the practical difficulty or necessity of splitting the property. He sees that Tract A consists of only a small triangular area, which may not accommodate a home without the need for variances. Given the location on Lake Sylvia, where large homes are common, he expressed concern about whether there is sufficient buildable area to construct a new home on Tract A without triggering a variance.
- H. Neumann stated that, at this time, the lot line adjustment is what is being requested. If it results in a lot that only allows for a camper, that is not his decision. The lot line adjustment is needed to provide additional square footage to help with the impervious surface on Tract B, where the existing house is located, so the garage would not have to be moved. He has no issue with the lot line adjustment, as it maintains two separate PIDs and in the end the owners can choose how to sell or use the property. They could even leave it as it currently is, but that aspect is not before the Board at this time. Mol is evaluating the area for setbacks and by approving the lot line adjustment, a very small buildable area is being created. If the property is kept under common ownership, much more flexibility is possible. By creating a second lot, the Board is establishing a very limited buildable area, and future variance requests will likely be inevitable. He understands the concerns raised by others, but this action will likely lead to further decisions the Board will need to address.
- I. Ogle used the Beacon aerial map to review the top corner of Tract B and questioned whether adjusting the line further would affect the proposed septic system. Miller confirmed it wouldn't affect the septic system, but it would increase lot coverage. Ogle asked whether there was documentation showing a home could be built on Tract A without variances. Miller presented exhibits showing a 1,467 sq. ft. buildable triangle that meets all setbacks and confirmed an 810 sq. ft. home (24 ft. x 24 ft.) and a Type I sewage system compliant with all setback requirements could fit in the box.
- J. Vick confirmed that Tract B would be at 25% impervious coverage. Miller agreed and used the site plan to show what elements would be removed to reach that figure.
- K. Neumann summarized the Board's concern that Tract A may not be allowed to support a home without a variance, reducing the potential home size. He asked the applicant if they wanted to proceed with a vote or delay the item. Ostlund requested a delay so he could speak with his brother. Miller clarified that approval of the lot line adjustment does not obligate follow-through. Ogle added that if approved, a document would be recorded allowing the properties to be split and sold separately. Mol asked whether reaching 25% impervious coverage would be required upon approval. Ogle explained that if the properties are under common ownership, the 25% requirement for each lot individually does not apply; it becomes necessary once they are under separate ownership. He also advised that if approved, the Tax Assessor may reassess the parcels so a discussion with the Assessor is recommended. Ostlund requested to table the item until the June 27 meeting.
- L. Vick asked whether a variance would be required for the existing garage if the adjustment is approved. Ogle responded that it would be up to the Board, but the four criteria don't require full setback compliance when splitting lots. Ostlund explained that the garage originally had a variance and that an issue arose when a utility pole used for measuring was moved, prompting the road vacation to resolve it.

- M. Miller reminded the Board that if no action is taken, the nearly one-acre parcel could support a 6,700 sq. ft. home without variances. If the property is split, the buildable area will be smaller. Mol noted that two homes with two families would create more pressure on the lake than one large single-family home.
- N. Neumann asked if the applicant wanted a vote or to continue the item. Ostlund requested continuation to the June 27 meeting.
- O. Ogle recapped that, as the property currently stands, the two parcels under common ownership do not meet State Statute requirements to be sold separately. If the lot line adjustment is approved and all criteria are met, Tract A could support a home and septic system without needing variances. If approved and the paperwork is not filed to transfer the property, he is not sure how taxes would be assessed. Neumann noted that if kept as one lot, no impervious coverage reduction would be required.
- P. Greninger moved to continue the item to the June 27, 2025 meeting. Motion seconded by Vick.

VOTE: CARRIED UNANIMOUSLY

6. **CAP CUSTOM HOMES** – New

LOCATION: 15095 64TH ST NW – COATES P BULL ADDN LOT-011 & LOT-012 , Section 33, Township 121, Range 28, Wright County, Minnesota. (E. Sylvia - Southside Twp.) Tax #: 217-022-000120, 217-022-000121. Property owners: LAKE EFFECT TR

REQUEST: Variance as regulated in Section 155.026, 155.049(F)(2), 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 a new home and Type IV septic system. The home would be within the lake and road setback and the septic would be within the setback from the property line and house.

Present: Al Evold with Cap Custom Homes, Bernie Miller with MSTs and Wes Ostlund with Lake Effect Trust

- A. Ogle reminded the Board that this item could be discussed but is also dependent on the prior item being approved. This request cannot occur if the prior item is not approved.
- B. Greninger moved to continue the item to the June 27, 2025 meeting. Motion seconded by Vick.

VOTE: CARRIED UNANIMOUSLY

Neumann called for a 5-minute break at 10:10 am with the meeting continuing at 10:14 am.

7. **BENJAMIN ARNOLD** – New

LOCATION: 2318 62nd St NW – SHERWOOD FOREST LOT-003 BLOCK-007 in Section 34, Township 121, Range 26, Wright County, Minnesota. (Maple Lake – Maple Lake Twp.) Tax #: 210-129-007030. Property owners: BENJAMIN D ARNOLD

REQUEST: Variance as regulated in Section 155.026 and 155.049(F) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct additions to the existing home that include a new deck, breezeway, and attached garage. The proposed deck would be inside the side yard and road setbacks while the breezeway and attached garage would be within the road setback.

Present: No representative present.

- A. Ogle displayed the proposed plans while reviewing the request. The property is 0.65 acres, zoned Urban/Rural Transition, and located across the road from Maple Lake, which is classified as a General Development Lake. The request is to construct a 12 ft. x 47 ft. deck, a 7 ft. x 17 ft. breezeway, and a 24 ft. x 30 ft. attached garage to the existing home. The proposed additions would not encroach further into the side yard than the existing home, which is currently 9.7 ft. from the west side yard. Additionally, the proposed deck, breezeway, and attached garage would not be closer than 40 ft. to the centerline of the road. A variance is required because the existing home and proposed additions would be within the 15-ft. side yard setback and the 65-ft. road setback. Maple Lake Township has approved the variance request as presented. No written responses from the public have been received. Ogle called three times for the applicant or a representative to step forward, with nobody stepping forward.
- B. Neumann questioned how the Board would like to proceed without the applicant present.
- C. Mol suggested discussing the request, as it is straightforward and has Township approval. He asked whether the Board sees any significant issues or challenges that require the applicant's input. He noted that the submitted plans are well-prepared and that setbacks are being met.
- D. Vick expressed a desire to learn more about drainage and how water runoff will be managed. He has questions for the applicant he'd like to ask.
- E. Greninger moved to continue the item until June 27, 2025 meeting so that the applicant can be present. Seconded by Vick.

VOTE: CARRIED UNANIMOUSLY

8. **BOB GALVIN** – New

LOCATION: 10527 Grover Ave SW – TERRA TERESA LOT-006 ALSO LT7, Section 25, Township 118, Range 27, Wright County, Minnesota. (Lake Mary - Victor Twp.) Tax #: 219-016-000060. Property owners: ROBERT DEWEY GALVIN & JESSICA ELAINE GALVIN

REQUEST: 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 a three (3) season area to the existing home that is within the side yard and shoreland setbacks.

Present: Bob Galvin

- A. Ogle displayed the site plan and reviewed the request. The property is 0.47 acres, zoned Urban/Rural Transition, and located on Lake Mary which is classified as Recreational Development. The request is to construct a 15 ft. 4 in. x 20 ft. three (3) season area with a 4 ft. x 4 ft. 6 in. entry onto the existing home/deck that are 5.1 ft. from the north side property line and 43.2 ft. from the ordinary high-water of Lake Mary. A variance is required to construct the proposed three (3) season area because it would be onto the existing home that is within the 15 ft. side yard setback and within the 100 ft. shoreland building setback. The Township approves of the proposed request as it does not get closer to the lake and there is still space between property lines. A written comment from the public was submitted stating they feel the setbacks should not be violated.
- B. Galvin feels the plan is straight forward. They did design the addition so it would cut back from the lake versus straight with the existing home and therefor maintain the lake setback that is present.
- C. No comment from the public.
- D. Vick questioned an area of the addition that appears to be closer to the lake. Gavlin stated when he spoke with the contractor they looked at the angle of the lake and due to the curve, they determined the addition would be the same distance from the lake or less. Vick stated he would be okay with the addition no closer to the lake than the house. Ogle stated he roughly scaled out the plan and it wasn't clear the exact distance to the lake from the addition. The Board could condition that the addition be no closer than 53.9 ft. Vick would like to see no closer than 53.9 ft. and there is an option to make some changes to the location of the door.
- E. Greninger understands the home is existing, but she would like to see the addition no closer to the lake than the home. Ogle used the site plan to review the area in question and asked the applicant if making changes to meet that requirement is doable. Galvin explained the building plans and the reason why they came up with the entry notch is due to structural aspects. Ogle questioned how accurate the drawing is with scale and distances. Galvin stated that from the very beginning of his conversations with the builder it was clear the addition would most likely not be allowed closer to the lake, so that is what has been discussed since day one. Ogle stated the plans appear to be closer, but he is wondering if they are too scale. Galvin confirmed he was told they are not to scale.
- F. Mol stated as proposed he'd have concerns so in the motion he'd like to hear no closer than the existing home. The Township Supervisor commented that he was at the site and looked at the property, they approved. Home is existing, this is a small addition that meets setbacks with impervious and building coverage in compliance and as long as if approve at no closer than existing than he is okay with the request.
- G. Neumann asked if this will be raised or ground level. Galvin stated cement ground level. Neumann asked about heat or insulation with Galvin stating not heated with more than a fireplace more for ambience and he does not believe insulated. Neumann is cautious with a 3-seasons porch turning into a full year-round addition and why he is asking those questions. Galvin stated that intent is only for a 3-seasons porch. Neumann has heard other members are concerned with proximity to the lake, so he wants to hear what the uniqueness is,

where the hardship is and why this 3-seasons porch is needed. Glavin stated they are looking for an area to get away from the bugs. With the way the home was set up the options are limited, and this addition would just improve the use of the cabin.

- H. Vick moved to approve the request to construct a 15 ft. 4 in. x 20 ft. three (3) season area with a 4 ft. x 4 ft. 6 in. entry onto the existing home/deck that are 5.1 ft. from the north side property line and 43.2 ft. from the ordinary high-water of Lake Mary. Conditioned that the proposed addition is no closer than the existing home portion which is 53.9 ft. from the ordinary high-water of Lake Mary. Site plan noted Exhibit A and building plans noted Exhibit B. Motion seconded by Mol.

VOTE: CARRIED UNANIMOUSLY

### **SITE INSPECTION**

The Board scheduled a site inspection for Monday June 23rd, 2025 with the Commission to meet at 8:30 a.m. at the Government Center.

Meeting adjourned at 10:33 am.

Respectfully submitted,



Aaron Ogle  
Planning & Zoning Planner

AO: sld

CC: Board of Adjustment  
Applicants/Owners  
Twp. Clerks