

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: April 24, 2026

MINUTES

The Wright County Board of Adjustment met on Friday, April 24, 2026 at 8:30 a.m. in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota. The meeting was called to order by Chairman Paul Aarestad. With members present being Dan Mol, Bob Neumann, Dan Vick & Bruce Maue. Representing the Planning & Zoning Office was Aaron Ogle, Planner. Brian Wold, Assistant County Attorney, legal counsel, was also present.

ACTION ON MINUTES FOR THE APRIL 3, 2026 MEETING

On a motion by Mol, seconded by Maue, all voted to approve the minutes for the April 3rd meeting as printed.

1. BLUDORN BUILDERS – New

LOCATION: 7161 ROSEWOOD AVE NW – PRT OF W1/2 OF SW1/4 in Section 30, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-000-303310. Property Owner: RANDY J & ROBERTA D BRANDEL

REQUEST: Variance as regulated in Section 155.026, 155.003(B), 155.006, & 155.049(F) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a storage building located within the road setback and exceeding the sidewall height maximum. The property would also exceed the impervious surface coverage maximum.

Present: Brett Bludorn

- A. Ogle noted the property is 0.50 acres, zoned Urban/Rural Transition, and located on Union Lake, which is classified as Recreational Development. The request is to construct a 26 ft. x 28 ft. (728 sq. ft.) storage building that is 17.3 ft. from the right-of-way, with an 18 ft. sidewall height. The total impervious surface coverage would be 30.2%. A variance is required to construct a 26 ft. x 28 ft. (728 sq. ft.) storage building that is approximately 26 ft. from the centerline of Rosewood Ave NW, where 65 ft. is required, with an 18 ft. sidewall height, where a 14 ft. maximum sidewall height is allowed. The total impervious surface coverage is proposed at 30.2%, with 25% maximum allowed. He noted that the survey indicates proposed impervious surface coverage of 30.2%, but it does appear to include a portion of the road that is used by two other properties. Office policy is to typically remove that portion used by other properties from the calculation. He noted that the Board could use the adjusted 6,032 sq. ft. of impervious surface coverage, which he calculated to be 28.5%. Ogle noted that the Township approves of the road setback and sidewall height but does not approve of the increase in impervious surface coverage. He pointed out that a neighbor submitted written comments stating they live on the east side and have no objections to the requested variances, the storage building they want to construct, or exceeding the impervious surface coverage.
- B. Bludorn noted that his surveyor removed the road portion and came up with 25.6%. He pointed out a section of impervious surface north of the existing sheds that will be removed and, in turn, lower the impervious coverage. Bludorn went on to explain the reason for the wall height is to keep the integrity of the property and everything looking the same, as well as provide a little bit of overhead storage. He noted that farther down the road there are other garages that are as close or closer to the road.
- C. Public Comment
 - Joyce Sandell stated she understands the request is for three variances for a problem they created by building the home. She noted this is not an existing home, and the shed was likely part of their plans all along. She noted that from the creek it is a single-lane road that has water issues when it rains. She stated that there are two properties down the road that built sheds with variances, and when that was

done they dug out the sides, and it is now too soft to drive on. Sandell stated that she is not in favor of the shed being that close to the road.

- Randy Brandel, the property owner, noted they currently use the home as a cabin, and the plan is to move there in the next six months and make it their permanent residence. The reason for the garage is to park their vehicles in it and have some added storage. He noted they went as small as they can, basically a two-car garage, and they plan to reduce the driveway size. Brandel explained that they do get some runoff, but the majority of the runoff is coming from the east and off the northern property. He noted they are not going to be moving any rainwater one way or the other, and water will still come down their property as it currently does.
- B. Mol questioned if the impervious coverage can get down to 25%. Bludorn stated that his surveyor noted that if the road comes out of the equation, the coverage is 25.6%, so he would want to look into that more. Ogle used Beacon aerial imagery and proposed plan details to review impervious coverage and explain how he came up with his adjusted figure of 28.5%. Bludorn noted it appears there can be adjustments made and they would get close. Mol stated he would want to see coverage at 25%. He explained that with the sidewall height, there isn't a loft being added and the roof pitch is allowed by ordinance. He noted that he views the sidewall height as being due to the design of the building and the added storage is not going the length of the building. Overall, it is something he can support. Mol noted that the driveway will have vehicles coming from the side, not directly off the road, and by doing this there won't be vehicles on the road right-of-way. Mol stated that he would be in favor, as long as the impervious coverage is 25% or less.
- C. Vick questioned the distance from the cabin to the shed. Bludorn estimated about 15 ft. Vick noted the Township approved of everything except the impervious coverage. He feels the building would be a good fit, as long as the impervious coverage does not exceed 25%.
- D. Maue felt that with no home across the street there would not be problems with the view to the lake. He noted this is a tight fit and the proposed location is really the only area a shed can go. He stated he is okay with what is proposed.
- E. Neumann questioned the use of the existing sheds, with Brandel stating they are utility sheds used for lawn mowers and a golf cart. Neumann pointed out that if those sheds were removed, the proposed garage could possibly go in that location and even be a little larger in size and questioned if that would be an option. Brandel stated yes, it could be an option but explained that he uses that side (of the property) to access the lake with his vehicle, and if the garage were to go in that area he would lose that ability. He noted that, coverage-wise, he is able to remove the sheds but would like to do so after the new building goes up. Neumann stated that with the slope and elevation change on the property, if approved, he would like to see a stormwater management plan that keeps all water on the property. He reiterated that he feels there is room to move the building to where the existing sheds are located and gain distance from the setback. Neumann questioned the design of the building. Brandel noted the primary reason is that the design matches the house roofline and will provide some storage. Neumann explained that when he views the plans, the location of the garage would not mirror the home. He did note that it is a challenge with part of the road coming into the property, but he feels there is a way to get to the 25% coverage, and he would need to see that in order to approve.
- F. Aarestad stated several of his concerns have been addressed, one of which was the impervious coverage being brought down. He noted he can go along with the road setback, as it is a dead-end road and he doesn't see traffic being an issue. He noted there are several structures as close to the road or closer, and the Township did not have issues. Aarestad addressed the concern mentioned by the neighbor, Sandell, regarding drainage and asked for a little more detail on the drainage issues in the area. Brandel noted that when the house was built they studied the drainage quite a bit, and the water flows down the east side of his property toward the lake and comes from the higher point across the road and to the north. He noted a creek was mentioned and pointed out that farther to the east, where the creek goes under the road, does have issues, but that is quite a

ways from his property. He noted along the west property line there is a good-sized bank that catches water. He stated that, if anything, what they are doing with the site by removing impervious surface will help the water flow. Sandell stepped forward and stated that the recent heavy rain caused the road to wash out and be soft to a point where she does not drive in the area. Aarestad confirmed she lived at the end of the road, to the west of the applicant.

- G. Neumann asked why the garage is not going to be attached to the house. Brandel stated that in hindsight they might have done things differently, but their initial intentions were for a weekend cabin. In the end they built the cabin with no variances and figured they would deal with a garage later.
- H. Vick asked Brandel if he would be comfortable removing the sheds within a year of the garage being built. Brandel stated that if that would help get the garage approved, he would be willing to remove the sheds and questioned whether, if they can get the property to 25% coverage with the sheds, they could then stay. Vick agreed.
- I. Vick moved to approve the 26 ft. x 28 ft. (728 sq. ft.) storage building that is 17.3 ft. from the right-of-way (approximately 26 ft. from the centerline of Rosewood Ave NW) with an 18 ft. sidewall height. CONDITIONED the impervious surface coverage does not exceed 25% and a stormwater management plan be submitted. Site plan Exhibit A and building plans Exhibit B. Motion seconded by Mol.

DISCUSSION: Ogle questioned the Board regarding the existing sheds and whether that be part of their motion. It was also noted that the motion could also note impervious surface coverage not to exceed 25% within one-year of building final.

Vick and Mol agreed to amend the motion to state that the impervious surface coverage does not exceed 25% within one year of building final approval.

Neumann stated he still feels the applicant has the opportunity to look at attaching the garage to the house or moving it to another location on the property. He doesn't feel that 17 ft. from the road is very far, and more thought should be put into the plan. Vick noted that the vehicles will be entering from the east instead of directly from the road.

MOTION CARRIED

VOTE: AYE: Mol, Vick, Aarestad & Maue NAY: Neumann

2. **DANIELSON, MICHELE & NATHAN** – New

LOCATION: 14183 68TH ST NW – CEDARS RESORT LOT-001 in Section 34, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-059-000010. Property Owner: MICHELE O DANIELSON TR

REQUEST: Variance as regulated in Section 155.026, 155.049(F), 155.057(E), & 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a new single-family dwelling within the shoreland and side yard setbacks. The request also includes a new septic system located within the property line setback.

Present: Bernie Miller of MSTs, Michele Danielson and Brandon Scheuble with KC Design

- A. Ogle noted that the property is 0.22 acres, zoned Urban/Rural Transition, and located on East Lake Sylvia, which is classified as General Development. The request is to construct a new single-family dwelling 60 ft. from the ordinary high-water level of the lake, 12 ft. from the north side yard, and 12.5 ft. from the south side yard. The septic system would be 5 ft. from the north side yard and 2 ft. from the road right-of-way. A variance is required to construct a new single-family dwelling 60 ft. from the ordinary high-water level of the lake, where 75 ft. is required, and 12 ft. from the north side yard and 12.5 ft. from the south side yard, where 15 ft. is required. A variance is also required for a new septic system 5 ft. from the north side yard, where 10 ft. is required, and 2 ft. from the road right-of-way, where 10 ft. is required. The Township approves because the new home will be farther from the lake, a new septic system is being installed, and impervious surface coverage is decreasing. A written response from a neighbor was received stating no objection to the request.
- B. Danielson stated they have owned the home for 10 years, and it is too small for their family of five, so they have been using it seasonally during the summers. The intent is for the new home to become their permanent residence. She noted there is only a holding tank servicing the property, and they have worked for over a year to design a home and full septic system to get everything where it should be.
- C. Miller noted they have a unique situation with the road. Using the displayed map, Miller reviewed the property lines, road right-of-way (ROW), and road as traveled, noting there appears to be quite a bit of room to the road, which is not the case. When they initially started the design process, they focused on staying back from the lake, increasing some setbacks, reducing impervious coverage, and finding an area for a year-round septic system. Miller noted that, considering the current home and detached garage compared to what is proposed, the increase in house area is only 288 sq. ft. He went on to discuss the situation with the road, and their goal was to maintain 20 ft. from the roadside property line. Miller explained there will be areas of existing impervious coverage removed, and they left a small buffer for walkways, with an end result of coverage at 25%. He also handed out sketches showing the buildable area at 65 ft. and 20 ft. from the platted centerline, the existing area not meeting setbacks, the proposed area not meeting setbacks at 20 ft. from the platted centerline, and finally the proposed building area not meeting a 65 ft. lake setback at 20 ft. from the platted centerline. Miller stated they would not be able to fit a full-size septic system with the home at 75 ft. from the lake and further explained the design of the house and how they worked out the setbacks.
- D. Public comment.
 - Gary Johnson, who lives just to the south, stated he has watched what is happening with lake properties and commended the Board for its ability to work with property owners through the challenges that come with how the lots were created. He felt the property will be greatly improved and the home will fit with the neighborhood. He noted they are trying to meet all requirements and still have a livable home.

- E. Vick felt the plan is for a modest footprint and moved back 10 ft. from the lake. He liked the idea that there will be a full septic system and overall was supportive of what was presented.
- F. Maue asked if there is a way to narrow the home and build out more toward the road, which would gain some space on the sides. He noted there is only 2 to 2.5 ft. needing to be adjusted. Miller stated they did discuss that option, but if they move closer to the road they would gain on one side but be closer on the other, and by adjusting in one area other areas are impacted. Maue stated he felt there was room to redesign the home and garage to gain that few feet and be within compliance on the sides. He noted that the lake setback is an improvement but would like to see some of the setback issues removed and felt that could be accomplished with a redesign. Miller stated he felt there could be some possibilities to adjust but noted that when they start to look at that they might have other variances come up for the distance to the septic system. Scheuble noted that on larger homes there is more room to cut and adjust, but with this home it could be more challenging to remove areas while still having a functioning home. Danielson agreed that they already worked hard on designing the home and garage to meet their needs and best fit on the property, and if they make changes to the home it will impact other areas.
- G. Neumann noted that the applicant was aware of the property's limitations as such a small parcel at the time of purchase. He questioned if the garage could be removed from the plans and living space added instead, or if the garage size could be changed. He felt there are options that could be considered and that when you have such a small parcel there are sacrifices that may need to be made. Neumann noted that he does not recall this Board approving new construction less than 65 ft. from Lake Sylvia, at least since he has been on the Board. He noted that, as member Maue stated, meeting the side setback would reduce one variance but recognized that often a new variance comes up.
- H. Mol stated he has some of the same concerns as other members. He asked Ogle to display the Beacon aerial and noted where the current road is running compared to the platted road area, there is a garage to the north that is built in the middle of the platted road. He was unsure how a building was allowed to be built in that location and recognized that the applicant is before this Board correctly going about the process. He questioned if the road is a Township road or dedicated to the public and who maintains it. Miller stated he was not sure, but at the Township meeting it was stated that they turn around right at the corner. He stated he has seen similar situations where a building goes up in the ROW because the owners don't get a permit or survey and think they own to the traveled road. Miller noted that with his knowledge and experience, he felt that 20 ft. off the road property line seemed like a fair way to approach this request. He stated that there might be some room to move farther from the lake, but they would then be that much closer to the septic tanks, and they could also possibly gain a little on the sides, but he doesn't think they will eliminate a variance on each side.
- I. Ogle explained the garage pointed out by member Mol is visible in aerials going back 20+ years and may have been the case where someone was probably unaware of their property lines
- J. Vick asked Ogle what the distance to the lake is for the houses in the area. He felt that most of them appear to be around 50 ft. or less, and it would be a punishment to push someone back to 65 or 70 ft. Ogle stated that based on the aerial photo they vary slightly, with no consistency, and the new house directly south was an exact replacement.
- K. Mol questioned how the stormwater will be managed. Miller noted that from the road, water goes uphill to the house location and then downhill toward the lake along both sides. He stated that with the lake variance they have anticipated the likelihood of a stormwater management plan and noted there is not an existing problem. He added that by reducing impervious coverage, moving back from the lake, and adjusting a few other things, they will have better control of the water. Miller questioned whether a home to the north was not recently approved with a variance at less than 50 ft. from the lake. Ogle noted the property in question was approved in May 2024 for a 20 ft. x 40 ft. two-level home with a deck 65 ft. from the lake, 9.6 ft. from the north side yard, and 10 ft. from the south side yard. Mol asked if the home is at 65 ft., what the septic distance would be.

Miller noted if the septic is left where proposed, it would leave the tanks 5 ft. from the house and the drain field 10 ft. Discussion continued about what would be gained or lost with distances if the home and septic system were adjusted. Mol stated he would like to see the applicant try to get to 65 ft. from the lake and see what can be done about the side yard setbacks as well, though that was not as big of a concern. In the end, he would like to see the number of variances reduced, as this is new construction. He also stated that he would want good probable cause as to why the home can't meet at least 65 ft. from the lake. Miller noted that yes, the septic system can be downsized, but he has reservations about downsizing a system just to meet setbacks and the issues that could arise in the future with a smaller system. Mol stated he is hearing what is being said about the design of the home and septic system, but felt that maybe they are trying to put more onto the property than was ever anticipated. He went on to explain that the DNR gives this Board instructions to protect the lake and ordinances to follow, and he sees the common sense being presented, but the Board is still tasked with following the ordinances and state laws set before them. Mol repeated he doesn't necessarily approve of the side yard setbacks, because this is new construction, but this Board has allowed closer setbacks, so he can work with that. He would like to see the 65 ft. lake setback, but also heard the concerns with the environment and sewer, which could possibly be addressed by reducing the number of bedrooms.

- L. Aarestad stated many of his thoughts were already brought up. He stated that there are five variances involved, and that is a concern. He would like to see the number reduced, as this is new construction. He felt the request for an additional 288 sq. ft. is reasonable, but he would still like to see the number of variances reduced. He noted the road setback he was fine with, the side yard setbacks he is good with, and the lake setback is one that is very important to him, and he would not support 60 ft. He went on to explain that he feels there is wiggle room with the septic system and garage size.
- M. Miller noted some of the comments made during discussion, which included reducing the number of variances and the lake setback. He asked to have the item continued so they could at least review some possible revision options.
- N. Mol moved to continue the item to the May 15th meeting. Motion seconded by Vick.

VOTE: CARRIED UNANIMOUSLY

3. **KARINIEMI, PHILLIP & MARGARET** – New

LOCATION: 15339 76TH ST NW – BISANIDEEWIN SHORES 1ST ADDN LOT-010 BLOCK-001 in Section 28, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-019-001100. Property Owner: PHILIP & MARGARET KARINIEMI

REQUEST: Variance as regulated in Section 155.026, 155.049(F), & 155.057(E) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct an addition to the existing home within the shoreland and side yard setbacks.

Present: Bernie Miller of MSTs, Phil Kariniemi and Brandon Scheuble with KC Design

- A. Ogle displayed property details and reviewed the request. The property is 0.24 acres, zoned Urban/Rural Transition, and located on West Lake Sylvia, which is classified as General Development. A variance was granted in 1978 to construct a home with a maximum size of 820 sq. ft., no sewer facilities in the basement, and the house aligned with the house on Lot 11 on the lakeside. A variance was approved in 1994 to add a four-season addition 60 ft. from the ordinary high-water level of the lake onto the existing home. This request is to construct an addition under a portion of the existing home that is 65.5 ft. from the ordinary high-water level of the lake and 14.4 ft. from the southeast side yard. The existing home is 55 ft. from the ordinary high-water level of the lake. A variance is required to construct an addition onto the existing home, which is 55 ft. from the ordinary high-water level of the lake, where 75 ft. is required, and 14.4 ft. from the southeast side yard, where 15 ft. is required. The Township approves because the existing footprint of the home is staying the same, with only an increase in square footage of living space. A written response stated they do not believe any variances should be approved that allow building more than 1 ft. beyond required setbacks for anyone.
- B. Kariniemi explained the cabin is small, and this proposal would allow them to have a little more space. The plan is to essentially expand the basement.
- C. Miller noted the existing four-season porch was approved through a variance at 60 ft. from the lake but was actually built at 65.5 ft. The request is for living space in the lower level of what is basically already there. He noted the drainfield has been certified a few times now, and by going this route to add additional space, it is leaving room for future improvements, such as an expanded drainfield.
- D. No comments from the public.
- E. Maue questioned whether there will be any remodeling of the existing structure and whether there will be a change in height to the existing lower level. Kariniemi confirmed they are not remodeling, only adding the proposed living space, and there will not be a change to the existing basement height. Maue noted this appears to be the best option.
- F. Neumann asked if the 1978 variance condition of no sewer facilities in the basement would remain, with Kariniemi confirming it would be open space. He also confirmed the existing lower level, and new lower level would remain the same height. Neumann stated he felt the request is a good use of the space.
- G. Mol noted it has been 30 years since the porch was built, and now there is a request to add living space below, which is a challenge for him, especially since it has been used as is for 30 years. He noted there have not been complaints on the property, the request is not going closer to the neighbor, and it does make sense. He stated he can go along with the request as long as the floor heights remain the same.

- H. Vick questioned how the impervious surface coverage will be reduced from 27% to 25%. Miller used the site plan and explained areas of walkway and stairs that will be removed. Vick noted all his questions were answered and he is okay with what is presented.
- I. Aarestad noted that because of the difference between a three-season and four-season porch is why he can go along with this request, as well as because he feels that after 30 years it is somewhat grandfathered in. He repeated that he can support the request.
- J. Mol moved to approve the construction of an addition under a portion of the existing home with a new footprint area that is 65.5 ft. from the ordinary high-water of the lake and 14.4 ft. from the southeast side yard onto the existing home that is 55 ft. from the ordinary high-water of the lake. It was noted the Township does approve. Site plan Exhibit A and building plans Exhibit B. Motion seconded by Maue.

VOTE: CARRIED UNANIMOUSLY

4. **RHL, INC** – New

LOCATION: 3637 148TH ST NW – NE1/4 OF NW1/4 LY SLY OF I-94 in Section 21, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-212100. Property Owner: RONALD & LORI YOUNG (CFD)

REQUEST: Variance as regulated in Section 155.026 & 155.097(E) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a digital pylon sign within the road right-of-way setback.

Present: Brian Blake with Wave Armor and Troy Reheumes with RHL

- A. Ogle displayed property details and explained the request. The property is located at 3637 148th St. NW, consists of 10.69 acres, and is zoned General Business. The property was approved for a Conditional Use Permit for an office and display model for log home sales in 1995 and, in 2002, was approved for an addition onto the existing model log home to be used as a residence. A billboard was approved in 2007 and conditioned to meet the road setback, which is 10 ft. from the right-of-way. In 2025, an Interim Use Permit was approved for a sales center and indoor warehousing for a watercraft dock and port business, with one of the conditions being that signage on-site must be in accordance with County sign regulations. This request is to construct a digital pylon sign 0 ft. from the road right-of-way of 148th St. NW. A variance is required to construct a digital pylon sign 0 ft. from the road right-of-way of 148th St. NW, where 30 ft. is required. No response was received from the Township, but Ogle noted his understanding was that there had been some discussion regarding attendance at a meeting, and there were no written responses from the public.
- B. Blake noted he spoke with the Township and felt there was some confusion with the answers he was provided, so they are working through that to determine where the right-of-way truly lies. Ogle addressed the Beacon aerial, which had right-of-way lines displayed, and reviewed that there is right-of-way for the Township road there, but also right-of-way for the Interstate. Blake noted their civil engineer, who drew the building plans, estimated the right-of-way in that area is 50 ft. from the road centerline, with Ogle agreeing that is about right.
- C. Aarestad stated that the Board prefers to hear from the townships prior to making a decision. Ogle asked the Board if they would be willing to take a five-minute recess, as he had just received a voicemail from the Township he would like to listen to and see if it provides any insight into the discussion being had.
- D. Aarestad called for a 5 minute Chairmans break at 10:01 am.
- E. Ogle stated that the voicemail indicated the applicant is scheduled to be heard at the Silver Creek Township meeting being held next Tuesday, so there will not be a formal response until after that meeting. Aarestad asked the Board members if they would like to continue the item to the following meeting or had any preliminary questions.
- F. Vick asked if the proposal is for the post to be up to the right-of-way or the edge of the sign at the line. Reheume stated it would be the edge of the sign. He went on to note that MnDOT does allow for a sign to hang at the edge of the setback, which they call the drip line. He explained that the reason they are here for a variance is because they are working with both the Interstate right-of-way and the Township road setback, and the goal is to have the sign close enough to the road to be impactful to traffic.
- G. Vick moved to continue the item to the May 15th meeting to allow time for the Township to respond. Motion seconded by Mol. VOTE: CARRIED UNANIMOUSLY

Meeting adjourned at 10:11 a.m.

Respectfully submitted,

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

Aaron Ogle
Planning & Zoning Planner

AO: sld

CC: Board of Adjustment
Applicants/Owners
Twp. Clerks