



Historic Courthouse
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Zoning Office

Minutes

MILLE LACS COUNTY BOARD OF ADJUSTMENT Mille Lacs County Courthouse June 27th, 2022 7:00 p.m.

Members Present: Amy Birnbaum, Loren Lueck, Kyle Weimann, John Roxbury Jr., Chris Carlson

Members Absent: None

Ex-officio Members Present: Brandon Reinking, Deputy Zoning Administrator, Keenan Hayes, Zoning Administrator

Others Present: None.

- I. Call to Order: The meeting was called to order at 7:01 p.m. by Mr. Roxbury.
- II. Pledge of Allegiance: Mr. Roxbury led those present in the Pledge of Allegiance.
- III. Approval of the Minutes:

Mrs. Birnbaum mentions a couple of errors in the minutes from May 23rd to be corrected.

Motion by Mr. Lueck, seconded by Mr. Weimann, to approve the May 23rd, 2022 meeting minutes with corrections.

All members voted aye. Motion carried.

- IV. Old Business:

None.

- V. New Business:

Consideration of a Request by Debra Henry (owner):

- Reduce the minimum building setback from the Ordinary High-Water Line of Mille Lacs Lake from seventy-five (75) feet to fifty-seven (57) feet. **MLCDO Table 501.**

to allow the construction of an addition to the existing dwelling on the parcels legally described as Lot 17 & the N ½ of Lot 18 Block 2 Boening's North Twin Bay Subdivision, Mille Lacs County, Minnesota. **Located at 43525 Vista Rd, Isle, MN 56342.** PIN 05-127-0410 & 05-127-0430

Applicant Debra Henry is present. The applicant explains the request for the cabin addition due to the family continuing to grow.

No written correspondence.

Mr. Roxbury opens the public hearing.

Hearing none.

Mr. Roxbury closes the public hearing.

Mr. Hayes reads and summarizes the Staff Report.

A. The variance proposes the use of land in a reasonable manner;

The applicant is proposing a reasonable use of the property.

B. The plight of the landowner is due to circumstances unique to the property and not created by the landowner;

The plight of the landowner appears to be due to the size of the lot as platted in 1959. The curvature of the shoreline & and the road as constructed make it difficult to meet the setback to the lake and road centerline.

C. The variance, if granted, will not alter the essential character of the area;

Granting the variance should not alter the essential character of the area. There are many single-family dwellings of similar size along Vista Rd.

D. Economic considerations alone shall not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems, and may include earth sheltered construction as defined by the State of Minnesota, when it is in harmony with official controls; and

Economic considerations do not appear to be part of the request.

E. No variance shall be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

Single family dwellings and accessory structures are an allowed use in the General Development Shoreland (S-2) zoning district.

Mr. Weimann asks about the impervious surface. Staff advises that there was an error in the staff report stating they will be removing an accessory structure to meet the impervious surface threshold. They do not need to remove a structure.

No further discussion.

Motioned by Mr. Lueck to approve the variance as requested – Seconded by Mrs. Birnbaum.

All in favor.

Motion carried.

Consideration of a Request by Jim & Diana Moberg (owner):

- Reduce the minimum building setback from the centerline of a township road from fifty (50) feet to twenty-nine (29) feet. **MLCDO Table 501.**

to allow the expansion of an existing attached deck on the parcel legally described as E'LY 60 FT OF W'LY 554 FT OF GOV LOT 1, E OF BLOCK A EAST MURRY BEACH & N OF COVE DRIVE 17 42 26 .24 48-0002-00 Mille Lacs LAKE, Mille Lacs County, Minnesota. **Located at 11036 Cove Dr, Onamia, MN 56359.** PIN 17-017-3800.

The applicant is not present to state their request.

Mr. Hayes reads and summarizes the Staff Report.

F. The variance proposes the use of land in a reasonable manner;

The applicant is proposing a reasonable use of the property.

G. The plight of the landowner is due to circumstances unique to the property and not created by the landowner;

The plight of the landowner appears to be due to the size of the lot as platted in 1900. Location of Cove Dr as constructed in relation to the property line, creates difficulty to meet this setback.

H. The variance, if granted, will not alter the essential character of the area;

Granting the variance should not alter the essential character of the area. There are many single-family dwellings with decks along Cove Dr.

I. Economic considerations alone shall not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems, and may include earth sheltered construction as defined by the State of Minnesota, when it is in harmony with official controls; and

Economic considerations do not appear to be part of the request.

J. No variance shall be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

Single family dwellings and accessory structures are an allowed use in the General Development Shoreland (S-2) zoning district.

Mr. Carlson asks if anyone knows what the right of width of Cove Dr is. The board discusses.

Mrs. Birnbaum asks if the garage across the street is owned by the applicant as well. Mr. Hayes confirms ownership and that the septic is also located on that parcel.

No written correspondence.

Mr. Roxbury opens the public hearing.

Hearing none.

Mr. Roxbury closes the public hearing.

No further discussion.

Motioned by Mr. Weimann to approve the variance as requested – Seconded by Mr. Lueck

All in favor.

Motion carried.

VI. Other Business:

Mr. Roxbury states that he will not be present at the July 25th meeting.

The idea of changing the start time of the meeting was brought to the table by staff. After a short discussion, the board agreed to continue to hold meetings at 7:00pm.

VII. Adjournment:

Motion by Mr. Lueck, seconded by Mr. Carlson, to adjourn the meeting.

Motion carried with all members voting aye.

The meeting of the Mille Lacs County Board of Adjustment adjourned at 7:20 p.m.