

Morrison County Board of Adjustment
Morrison County Government Center Board Room
Minutes

November 16, 2021

Dave Stish called the meeting of the Morrison County Board of Adjustment to order at 6:50 p.m.

Members Present: Dave Stish, Brent Lindgren, Dave Brutscher, Clint Katherine and Marvin Trettel.

Members Absent: None

Ex-Officio Members Present: Amy Kowalzek, Brad Vold and Sharon Peterson

Ex-Officio Members Absent: Robert Wall and Shannon Wettstein

County Commissioners Present: Mike LeMieur and Jeff Jelinski

County Commissioners Absent: Randy Winscher, Greg Blaine and Mike Wilson

Other Members: None

Pledge of Allegiance

- 1. James & Lynda Dahlheimer – 33875 East Shamineau Dr; Motley, MN 56466 – Application for a Variance to construct a home addition within the setback of a bluff; located in pt of Gov. Lot 1, Section 15, Township 132, Range 31, Scandia Valley Township.**

James & Lynda Dahlheimer were present

Amy Kowalzek entered into record sections 706 B and E of the Morrison County Land Use Ordinance, plat map with the parcel location, variance application, background information questions, survey of the property, three (2) site plans, two (2) aerial photos, one (1) lake view photo, nine (9) site photos, staff report, permit application from 1992, stop work order from 1992, issued permit from 1992, survey with building envelope and impervious surface calculation. There were 79 notices sent to neighboring property owners. No correspondence was received prior to the hearing. Amy entered the finding of fact and decision questions.

Lynda Dahlheimer stated they moved here last June and did not know about these restrictions on the property. We need to get our parents her due to their needs. There is no space to build another building. This is the best option with minimal impact.

Dave Stish asked what the home layout is. Lynda Dahlheimer stated there is a full basement but no living quarters down there. There is two bedrooms and one bathroom upstairs. Dave stated that the basement is 1100 square feet, why not finish the basement and use for the living quarters. Lynda stated they need an area that is handicapped accessible for both themselves and their parents.

Clint Kathrein stated there is only 9 feet into the bluff. Lynda Dahlheimer stated there is 485 square feet that would be within the bluff area.

Property Viewing: Dave Stish, Clint Kathrein, Dave Brutscher and Marvin Trettel viewed the property on November 12, 2021. Brent Lindgren viewed the property on November 15, 2021.

Clint Kathrein stated at the viewing it was discussed to make the parking area a grass area.

Marvin Trettel asked if when the property was purchased was there plans to add onto the home. It appears no research was done prior to the purchase of the home. Lynda Dahlheimer stated the restrictions did not even cross their minds. James Dahlheimer stated the first they hear of the restrictions was at the development review team meeting. Then we had the property surveyed. Marvin asked if the realtor gave any information to the rules and regulations. Lynda stated they did not.

Brent Lindgren asked if this is a conforming lot just not enough land for a guest cottage. Amy Kowalzek stated this was correct. Brent asked if anything could be moved back. James Dahlheimer stated this would impact the septic system area. Where the addition is proposed is just meeting the septic system setbacks.

Dave Stish asked if there is room for a stand-alone garage. James Dahlheimer stated possibly. Dave stated the addition is close to doubling the square footage, there is living space available that is not being used. Attached garages can be converted to living space in the future. Lynda Dahlheimer stated they did explore the option of living space in a different building. This would provide a very minimal amount of living space and not enough room for handicapped accessibility. Dave asked what the definition of a duplex was. Sharon Peterson read the definition of a duplex from the Land Use Ordinance.

Audience Comment: None

The voting sheets were polled.

A motion was made by Clint Kathrein to approve the Variance request with conditions. The motion was seconded by Dave Brutscher. The vote was four in favor and Dave Stish opposed.

2. Norbert & Darlene Cronin / Steve Cronin – 6466 Azalea Rd; Motley, MN 56466 – Application for a Variance to add onto a non-conforming structure; located in pt of Gov. Lot 6, Section 25, Township 133, Range 31, Motley Township.

Steve Cronin (son) was present

Amy Kowalzek entered into record sections 301, 301.6, 706, 706 A and 706.3 of the Morrison County Land Use Ordinance, plat map with the parcel location, variance application, background information questions, site plan, two (2) aerial photos, eight (8) site photos, staff report, aerial photo showing the structure setback from the lake and impervious surface calculations. There were 21 notices sent to neighboring property owners. No correspondence was received prior to the hearing. Amy entered the finding of fact and decision questions.

Dave Stish asked for the history of the property. Steve Cronin stated they purchased the property in 1991. They did some remodeling to the cabin. Norbert Cronin had a stroke about one year ago and now it is hard for him to move around the home. They would like to move here but would need more room to make the home handicapped accessible. There is two bedrooms and one bathroom, the middle portion of the home is a trailer home. Dave asked as a contractor is this a good idea to add onto a trailer home. Steve stated yes, it is, and they need the room. Dave asked what plan B would be if the variance gets denied. Steve stated he is not sure.

Steve Cronin stated they did want a garage at first, but it would not have met the right of way setback. They took that portion off of the application. They may build a garage in the future, but it will meet setbacks.

Marvin Trettel stated he did notice some erosion near the home, could there be gutters added and divert the water. Steve Cronin stated this could be done.

Property Viewing: Dave Stish, Clint Kathrein, Dave Brutscher and Marvin Trettel viewed the property on November 12, 2021. Brent Lindgren viewed the property on November 15, 2021.

Steve Cronin stated they have a doorway that would need access would just put a 32 square foot entrance instead of a deck.

Audience Comment: None

The voting sheets were polled.

A motion was made by Marvin Trettel to approve the Variance request with one condition. The motion was seconded by Brent Lindgren. The vote was four in favor and Dave Stish opposed.

3. Jeffery Kruschek – 12183 Hillton Rd; Little Falls, MN 56345 – Application for a Variance to add onto a non-conforming structure; located in pt of Gov. Lot 1, Section 30, Township 40, Range 32, Little Falls Township.

Jeffery Kruschek and Chris Gammon Kruschek were present

Amy Kowalzek entered into record sections 301 and 301.6 of the Morrison County Land Use Ordinance and section F.1 of the Mississippi Headwaters Comprehensive Plan, plat map with the parcel location, variance application, background information questions, two (2) site plans, two (2) aerial photos, five (5) site photos, staff report, aerial photo showing the building envelope and the impervious surface calculations. There were 98 notices sent to neighboring property owners. No correspondence was received prior to the hearing. Amy entered the finding of fact and decision questions.

Dave Stish stated that the size of the lot is 1.2 acres, not .45 acres that shows in Beacon.

Jeffery Kruschek stated when they applied for their variance, they were told to stay away from using personal needs. The house was built in 1959 and there is only one bathroom upstairs and it does not have a shower. The purpose of the addition is to have main floor laundry and a walk-in shower.

Dave Stish asked what the setback would be if this was prior to Mississippi rules. Amy Kowalzek stated at one-point Little Falls Township did their own zoning and then it would depend on the river classification. Dave stated the home is outside of the shore impact zone.

Dave Brutscher stated that he has spoken with the County Commissioner that is on the Mississippi Headwaters Board and stated that the Mississippi Board is laxer than the County Ordinance. There are not many applications that get turned down.

Audience Comment:

Chuck Parins from the Little Falls Township Board – stated that the Township does not have an issue with this request. Where the addition is going is not further encroaching on the river.

Property Viewings: Dave Stish, Dave Brutscher, Marvin Trettel and Clint Kathrein viewed on November 12, 2021. Brent Lindgren viewed on November 15, 2021.

The voting sheets were polled.

A motion was made by Brent Lindgren to approve the Variance request. The motion was seconded by Clint Kathrein. The vote was all in favor.

This application will be heard by the Mississippi Headwaters Board on November 19, 2021.

With no further business at hand, the hearing was closed at 9:25 p.m.

A motion was made by Clint Kathrein to approve the November 3, 2021 minutes. The motion was seconded by Marvin Trettel. The vote was all in favor.

Correspondence - None

New business – None

Old business – None

A motion was made by Brent Lindgren to adjourn the meeting. The motion was seconded by Marvin Trettel. The vote was all in favor.

With no further business at hand, the hearing was closed at 9:30 p.m.

Respectfully submitted,

Dave Stish, Chairperson / Amy Kowalzek appointed Secretary
Morrison County Board of Adjustment

Marvin Trettel, Vice-Chairperson
Morrison County Board of Adjustment

Secretary, Clint Katherine
Morrison County Board of Adjustment