

**Becker County Board of Adjustments
May 12, 2016**

Present: Members Harry Johnston, Roger Boatman, Jim Kovala, Jim Bruflodt, Steve Spaeth and Zoning Staff Debi Moltzan.

Chairman Bruflodt called the meeting to order at 7:00 p.m. Debi Moltzan took minutes.

Kovala made a motion to approve the minutes from the April 2016 meeting. Spaeth second. All in favor. Motion carried.

Bruflodt explained the protocol for the meeting and Spaeth read the criteria for which a variance could be granted.

FIRST ORDER OF BUSINESS: Corey E. Copeland et al. Request a Variance to construct a deck onto a nonconforming structure which is located fifty (50) feet from the ordinary high water mark of the lake for the property described as: Tax ID number: 170357000, PT LOT 4 BEG AT SE COR L10 PALIN BCH TH S 34.66' TO C/L RD SE 98.37' N 269.39' TO LK W AL LK TO PT N OF BEG & S 220.47' TO BEG; Section 30, TWP 138, Range 42, Lake Eunice Township. The property is located on Big Cormorant Lake at 17170 S. Big Cormorant Road.

Steve Carr, one of the owners of the property, explained the application to the Board. They would like to construct a deck lakeside of the garage for wheel chair access and enjoyment of the lake.

Spaeth questioned the mitigation that was to be done when the house was originally constructed. Carr stated that the French drain had been installed and every year they have tried planting the vegetative buffer.

Discussion was held regarding the mitigation in place, what mitigation could improve the storm water issue of the property, constructing a landing versus a deck being the landing would not require a variance and possible need for a professional to plant the vegetative buffer.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed and further discussion was held.

Spaeth stated that the only practical difficulty he could find was the fact someone was handicapped. Spaeth stated that handicap access must be allowed, but that does not mean a deck. The mitigation ordered at the time the house was constructed is not complete and more

mitigation could be done to better control water run off to the lake. Spaeth further stated that he may look at the application differently if the mitigation ordered was fully implemented and more mitigation was done above that. Kovala felt the applicant should table the application until he came into compliance with the ordered mitigation.

At this time, Carr asked to have his application tabled until he was able to complete the mitigation.

SECOND ORDER OF BUSINESS: Milton and Brenda Arneson. Request a Variance to construct a pump house one hundred twenty-two (122) feet from the ordinary high water mark of a natural environment lake instead of the required one hundred fifty (150) feet from the lake due to the well location for the property described as: Tax ID number: 170626000, LOTS 4 and 5 BLK 3; BLUE WATER BAY, Section 19, TWP 138, Range 42, Lake Eunice Township. The property is located on Arrow Lake at 12950 E. Arrow Lake Road.

Arneson explained the application to the Board. They purchased the home last year and are using the property as a year round property rather than a seasonal property. Last winter the pump and waterlines froze. He would like to add 32 sq. feet to the pump house to better insulate the pump casing and pipes, currently they are right against the outside wall. They would also like to add a deck to the outside of the structure to better protect the waterlines from freezing.

Discussion was held regarding the depth of the water lines, if known, if adding onto the structure would solve the freezing problems or if more corrective work needs to be done, installing a different pump system, and different ways of insulating the structure to prevent future freeze ups.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed and further discussion was held.

Johnston felt that adding onto the structure 2 feet on the south end for insulation and dig down on the outside to install rigid insulation could accomplish the goal and at the same time, stipulations could be placed on the variance to require gutters and down spouts directed into French drains or holding areas to minimize the amount of run off toward the lake. Arneson stated that he is a big fan of rain barrels and plans on installing them where he can. Spaeth felt that this was a good trade off to protect the lake.

Motion: Johnston made a motion to allow the current well house to be expanded by two (2) feet on the south side to insulate and protect an existing working well and allow a deck on the west side to protect the water lines from freezing with the stipulation that gutters be installed on the house and pump house and the water diverted into some type of holding area to prevent the run

off from entering the lake. Kovala second. All in favor. Motion carried. Variance approved with modification and stipulations.

THIRD ORDER OF BUSINESS: Joseph and Clarice Volk. Request a Variance to construct an addition onto a nonconforming structure which is located ninety-three (93) feet from the ordinary high water mark of the lake for the property described as: Tax ID number: 171175000, LOTS 8 AND 9, Block 2, SUMMER ISLAND; Section 06, TWP 138, Range 42, Lake Eunice Township. The property is located on Leaf Lake at 15304 E. Summer Island Road.

Joseph and Clarice Volk explained the application to the Board. They would like to retire at the lake and the present cabin is not set up for year round living. They would also like an attached garage.

Spaeth questioned what the practical difficulty was. C Volk stated that the house was too close to the lake and the house was too small. Spaeth stated that if the garage were detached a variance would not be required for the garage, but a variance would still be required for the addition. Spaeth further stated that the house is located well out of the shore impact zone, in fact only seven (7) feet from being conforming. Kovala stated that the house meets the setbacks, but the deck does not.

No one spoke in favor of the application. No one spoke against the application. There was no written correspondence either for or against the application. At this time, testimony was closed and further discussion was held.

Motion: Spaeth made a motion to approve a variance to allow an addition and attached garage to be constructed onto the roadside of the house based on the fact that the house meets the setback, only the deck is ahead of the required setback, and the small lot is being used in a reasonable manner with the stipulation that the house, garage, and shed be guttered and the runoff be directed into a holding area. Boatman second. All in favor. Motion carried. Variance approved with stipulations.

FOURTH ORDER OF BUSINESS: Informational Meeting. The next informational meeting is scheduled for Thursday, June 2, 2016 at 7:00 am in the 3rd Floor Meeting Room of the Original Courthouse.

Since there was no further business to come before the Board, Kovala made a motion to adjourn the meeting. Spaeth second. All in favor. Motion carried.

Jim Bruflo, Chairman

ATTEST

Steve L. Skoog, Land Use Director