MEETING MINUTES
POPE COUNTY BOARD OF ADJUSTMENT
Thursday April 25, 2019

The Board of Adjustment convened in regular session on Thursday, April 25, 2019 the Pope County Courthouse, Community Room.

Members Present: Ronald Feigum, Ivie Cooley, Mark Halls and Brian Jergenson

Other Officials Present: David Green (Land & Resource Management Director), Shelley Cameron (Sr. Administrative Associate) and Larry Lindor (County Commissioner)

The meeting was called to order by Chairman Feigum at precisely 6:00 p.m.

Additions and Corrections to the Agenda

There was no additions or corrections to the agenda.

Review minutes of March 28, 2019

The minutes of the Board of Adjustment meeting that was held on March 28, 2019 were submitted for approval. Motion to accept the minutes as written was made by Jergenson. Seconded by Halls. Motion carried.

Variance-James Jensen

Chairman Feigum introduces the item. Applicants James & Agnes Jensen are present. Director Green presents staff report indicating that the applicants are proposing to expand a nonconforming structure that is less than 200 feet from the OHWL in a Shoreland-Natural Environment zoning district. This is an older historical looking structure and the applicants wish to add on to the northeast. Because the structure is only 64 feet from the OHWL, this causes this to be a nonconforming structure. Regarding the staff report and routing sheets, there were no comments received that warrant any concerns. "Our recommendation is that staff does not object to it and we have provided staff findings for your consideration." Chairman Feigum asks for comments from the site team. Cooley comments "it's a 2 story house and I can see the need for more one level living for mobility as you age and it is not in front of the house it is to the side." Chairman Feigum opens to the public asking if there is anyone speaking for this Variance. Larry Adolphsen comments "I am for it. The house has been there for 100 years or so and they want a room on the main floor which is not any closer to the lake or anymore impact to the lake." Chairman Feigum asks if there is anyone speaking against this Variance. None noted. Chairman Feigum closes the public hearing. Chairman Feigum asks if the applicants have any comments to add. Applicant James Jensen states "the plan is we are going to come to the north 30' and it will be 16' wide. We are eliminating our bedroom upstairs and plan converting this to storage. We would like to make a bedroom downstairs due to our age. Our plan is to have a master bedroom and bath with a laundry room in this addition. We are not adding anymore bathrooms we would just be changing the location. The roofline will be the same." Chairman Feigum seeks a motion. Jergenson makes a motion to accept the findings of fact as written. Halls seconded. Motion carried with no dissenting votes noted. Jergenson makes a motion to approve the Variance. Cooley seconded. Motion carried with no dissenting votes noted.

Nokomis Partners (Star Garden LLC)

Chairman Feigum introduces the item. Applicant Nate Bell with Nokomis is present. Director Green presents staff report. Green stated that "the Planning Commission recently gave a recommendation for approval of a Conditional Use Permit for this location." However, when the County Commissioners considered the application for the CUP, they approved of it conditioned upon the applicant mitigating the aesthetic impact to the neighbor. So, it was pushed back farther. "We have reviewed the hydrology report that was submitted and basically there is an additional 2000 gallons of water that has to be retained. They are proposing two retention ponds to slow the water down and minimize the impact to the lake. Staff does not object and we have provided findings to support." Chairman Feigum asks for comments from the applicant. Applicant Nate Bell comments "our difficulty here is to make sure we are providing the usual screening from the road and to the Kuhn's home and the best way for us to do that is to put it further back. This brings it closer to the OHWL. I think it is a good mitigation to move it further back. We had an additional burden of the impervious surface area which we show now we can meet based on our drainage report." Chairman Feigum opens to the public asking if there is anyone speaking against this Variance. None noted. Chairman Feigum asks if there is anyone speaking for this Variance. Jeff Kuhn comments "I support it. There is a hill there and if it isn't pushed back further it will be extremely visible. I think it will mitigate by 90% my visual impact. It will improve a great deal." Chairman Feigum closes the public hearing. Chairman Feigum asks for comments from the site team. Cooley comments "it does look less visible if it is pushed back." Cooley asks applicant to expand on the trees. Nate Bell comments "we plan on putting Evergreens more than likely Black Hill Spruce every 15' to be a visual barrier and they will be approximately 3 to 5' initially. Chairman Feigum seeks a motion to approve findings. Cooley makes a motion to accept the findings as written. Jergenson seconded. Motion carried with no dissenting votes noted. Chairman Feigum seeks a motion for the Variance. Cooley makes a motion to approve. Jergenson seconded. Motion carried with no dissenting votes noted.

Tabled/Old Business

There was no tabled or old business.

Adjournment 6:23 p.m. Motion by Cooley to adjourn the Board of Adjustment meeting. Motion seconded by Jergenson. Motion carried with no dissenting votes noted.

Respectfully submitted,

Shelley Cameron

Shelley Cameron
Sr. Administrative Associate
Pope County Land & Resource Management