

**Minutes
of the
Steele County Board of Adjustments
July 2, 2024,**

Call to Order:

The meeting was called to order by Chair Schmidt at 7:00 pm. Members present were Schmidt, Ulrich, Lammers, Jaster and staff member Oolman.

Agenda:

Motion by Ulrich, second by Jaster to approve the agenda as submitted. Motion passed.

Minutes:

Motion by Ulrich, second by Lammers to approve the May 7th, 2024, minutes as submitted. Motion passed 4 to 0.

Public Hearing – Variance #662 (Stadheim- OHWL Setback)

This hearing is to consider a variance request from Darrin Stadheim to replace an existing cabin 18 feet from the OHWL of Beaver Lake.

Questions & Comments by board members:

- Ulrich- You stated that the cabin is going to be bigger than the existing cabin, how would the deck be the same size and still have the same amount of impervious surface?
Oolman-The deck would be smaller. Stadheim is adding cabin space over where the current deck is.
- Schmidt-Is the deck getting tore off?
Oolman-Yes, Stadheim is replacing the deck as well.
- Stadheim stated that he was first going to remodel the cabin, but it was in too rough of shape.
- Schmidt-Where is the road from the cabin?
Oolman-About 30 to 40 feet away from the cabin
Stadheim- Stated that the septic was about 12 feet away from the road.
- Schmidt- What is the set back from the road?
Oolman- It is a privet road, there are no setbacks from the road.
- Schmidt- Could everything get pushed closer to the road?
Stadheim – No there is a holding tank there and a couple of trees.

The public hearing was opened.

As there were no comments the public hearing was closed.

The board reviewed the criteria for considering variance request #662

1) Is the variance in harmony with the intent of the comprehensive plan and ordinance?

Members, Jaster and Lammers felt the request met the intent of the comprehensive plan and ordinance. Members Schmidt and Ulrich felt the request did not meet the intent of the comprehensive plan and ordinance.

- 2) **Is the property owner proposing to use the property in a reasonable manner?**
All members felt the property owner was using the property in a reasonable manner.
- 3) **The plight of the applicant is due to circumstances unique to the property.**
All members felt the uniqueness of the property contributed to the plight of the applicant.
- 4) **Was the plight of the landowner created by someone other than the landowner?**
All members felt the circumstances were created by someone other than the landowner.
- 5) **The variance will not alter the essential character of the locality.**
All members felt the character of the locality would remain the same.
- 6) **Economic considerations alone are not the only practical difficulty?**
Members, Jaster and Lammers did agreed economics were not the only reason for the request. Members, Schmidt and Ulrich did not agreed economics were not the only reason for the request.

Motion by Lammers, second by Jaster to approve variance request #662 based upon the findings of the board. Motion to deny passed by a 4 to 0 vote, with the following conditions.

- 1) The OHWL setback shall be measured from the wall of the cabin, instead of the edge of the overhang. For this reason, the area under the overhang shall not be allowed to be enclosed with walls or screens.
- 2) To prevent an increase in impervious surface of the lot, the total deck area shall be no larger than the existing deck square feet minus the additional cabin square feet (438 ft² – 88 ft²) or 350 ft².
- 3) No other additions allowed on the lot.

Adjournment:

Motion by Jaster, second by Ulrich to adjourn. Motion passed. Meeting adjourned at 07:29 PM.