



Land Services Office

Historic Courthouse
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Minutes

MILLE LACS COUNTY BOARD OF ADJUSTMENT Mille Lacs County Courthouse May 24, 2021, 7:00 p.m.

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

Members Absent: None.

Ex-officio Members Present: Chris Berg, Land Services Director

Others Present: None.

- I. Call to Order: The meeting was called to order at 7:01 p.m. by Chair Roxbury.
- II. Pledge of Allegiance: Chair Roxbury led those present in the Pledge of Allegiance.
- III. Approval of the Minutes: Motion by Mr. Lueck, seconded by Ms. Birnbaum, to approve the April 26, 2021 meeting minutes. All members voted aye. Motion carried.
- IV. Old Business:

None.
- V. New Business:

Consideration of a Request by Gordon and Jonna Brehmer (owners), to:

- Reduce the Minimum Setback from Centerline of a Township Road from fifty (50) feet to thirty-five (35) feet, **MLCDO Table 501**

to allow a garage addition with a bathroom within the 50 foot Minimum Setback from Centerline of a Township Road on property legally described as: Lots 6 and 7, Block 2 of Sylvan Beach, Mille Lacs County, Minnesota. **Located at 47681 Whistle Road, Isle, MN 56342.** PINs 05-805-0200 and 05-805-0210.

Chair Roxbury asked the applicant to explain their request.

Gordon Brehmer described their need for additional space because they plan to retire and live full time at the property. He stated the existing garage is 35 feet from the centerline of the road.

At 7:03 p.m., Chair Roxbury opened the public hearing.

Chair Roxbury asked for correspondence, none was received.

Chair Roxbury asked the audience for input, none was given.

At 7:04 p.m., Chair Roxbury closed the public hearing.

Mr. Berg reviewed the findings of fact:

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

The variance proposed the use of land in a reasonable manner. Accessory structures without a dwelling are an allowed use in this zoning district.

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

It appears the plight of the landowner is due to the construction of the existing garage by a previous landowner as approved by the variance described above.

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

The granting of the variance should not alter the essential character of the area. Many structures along Whistle Road encroach on the setback requirements. These structures are sized similarly to the applicant's request.

D. Economic considerations alone shall not constitute practical difficulties.

It does not appear that economic considerations constitute the practical difficulty for reasonable use of this property. The applicant would like to add to an accessory structure making a slightly larger structure.

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.

The variance will not be granting a use that is not allowed within the S-2 High Density Residential Shoreland Zoning District. The use will be residential.

Mr. Weimann asked about the previous variance granted to allow the existing garage 32 feet from the centerline. Mr. Berg stated it was likely requested at 32 feet, but ended up being build at 35 feet from the centerline. Mr. Weimann suggested the addition of a condition that the structure must not be used as a dwelling. Mr. Lueck asked if the addition of a bathroom would affect the septic system. Mr. Berg said it should not increase water usage. Ms. Birnbaum asked if the structure would be heated year-round. Mr. Brehmer indicated that it would be.

Motion by Weimann, seconded by Lueck, to approve with the condition that the structure must not be used as a dwelling, the request by Gordon and Jonna Brehmer (owners), to:

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Motion carried with all members voting aye.

VI. Other Business:

None.

VII. Adjournment:

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

Motion carried with all members voting aye.

The meeting of the Mille Lacs County Board of Adjustment adjourned at 7:14 p.m.

Respectfully submitted,

Chris Berg, Land Services Director