



A G E N D A
Otter Tail County Board of Adjustment

Thursday, July 12, 2018

5:45 p.m. – Building open to the public
6:30 p.m. – Meeting Starts

6:30 p.m. – Call to Order and Approve May 10, 2018 Minutes

Name	Township	Lake/River	Physical Address	Parcel No.
Eugene B and Linnea M. Strand	Dunn – Section 22	Franklin (56-759)	25131 Franklin Lake Road – 56572	17-000-22-0301-007
Rob and Terry Williams	Star Lake – Section 34	Dead (56-383)	31567 Landing Drive – 56528	56-000-34-0253-003
Robert and Rachel Posch	Hobart – Section 16	Rose (56-360)	36018 504 th St. – 56544	32-000-16-0122-001
James & Johanna Christianson	Lida – Section 32	South Lake Lida (56-747)	23796 Stony Bar Circle - 56572	37-000-99-1001-000
Condon Trust	Dora – Section 23	West McDonald (56-386)	32866 Mac Circle – 56528	16-000-23-0133-000
Jon M & Susan J Anderson	Edna – Section 1	Devils (56-245)	Next to 45936 Devils Lake Road – 56573	20-000-01-0002-085
Erik and Lisa Ahlgren	Otter Tail – Section 7	Otter Tail (56-242)	40150 Blue Heron Loop – 56576	46-000-99-0332-000

7:30 p.m.

Jonathan Nedrud	Erhards Grove – Section 1	Unnamed (56-892)	38485 County Highway 3 – 56572	24-000-01-0002-001
Philip J. Stoll	Otto – Section 20	Rush Lake (56-141)	Located to the west of 47998 County Highway 14 – 56567	47-000-20-0136-012
Steven & Michael Wurzer ET AL	Girard – Section 31	West Battle (56-239)	22359 Ferncliff Road	29-000-99-0615-000 29-000-99-0616-000

Previously Tabled Item Scheduled for Hearing at the July 12, 2018 Meeting –

Luther and Deloris Melby	Lida – Sec. 28	Lida (56-747)	2455 Twilight Lane is access location	37-000-28-0151-033
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Notice of Hearing for Variance



Otter Tail County
Government Services Center
510 Fir Ave W
Fergus Falls, MN 56537

Phone - (218) 998-8030/998-8041
Email – wstein@co.ottertail.mn.us
Web Address - www.co.otter-tail.mn.us

Applicant and/or applicant's representative must be present at the scheduled hearing.

To Whom It May Concern:

Eugene B. and Linnea M Strand
25131 Franklin Lake Road
Pelican Rapids, MN 56572

has/have made application to the Otter Tail County Board of Adjustment for a variance as per requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Set Back Ordinance and/or the Subdivision Controls Ordinance. The Otter Tail County Board of Adjustment will assemble for this hearing on

Thursday, July 12, 2018 at 6:30 p.m.

in the Commissioners' Room of the Otter Tail County Government Services Center, Fergus Falls, MN. (Please use the public entrance located on the northeasterly side of the Government Services Center. The second left off Fir Ave.) **Individuals requiring special accommodations should contact the County Auditor's office prior to the date of the public hearing.**

The property concerned in the application is legally described as

Part of Government Lots 7 and 8,

Property Address – 25131 Franklin Lake Road - 56572

**Section 22, Township 137, Range 42 - Township Name – Dunn
Lake No. 56-759, Lake Name – Franklin, Class – RD**

The variance requested is the following:

I would like to divide my 9.35 acres lot into two lots of 4.65 acres to have another dwelling for my mother built on this property. Minimum metes and bounds tract size requirement is 5 acres. Survey will be done upon recording.

June 21, 2018

Wayne Stein
Board of Adjustment Secretary

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To Whom It May Concern:

Rob and Terry Williams
402 Powell Addition
Crescent, IA 51526

has/have made application to the Otter Tail County Board of Adjustment for a variance as per requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Set Back Ordinance and/or the Subdivision Controls Ordinance. The Otter Tail County Board of Adjustment will assemble for this hearing on

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The property concerned in the application is legally described as

Sub Lot 3 of Government Lots 2 and 3,

Property Address – 31567 Landing Drive - 56528

**Section 34, Township 135, Range 41 - Township Name – Star Lake
Lake No. 56-383, Lake Name – Dead, Class – NE**

The variance requested is the following:

Dead Lake is an NE lake where setback is 200'. This building would be approximately 111' setback from lake front. This lot will not allow 200' without using wetland. Building 24' by 40' by 10' metal pole frame. I would like a variance for 89' from the ordinary high-water level to place building at 111' from lake for storage.

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To Whom It May Concern:

Robert and Rachel Posch
12861 Perch Lake Drive
Baxter, MN 56425

has/have made application to the Otter Tail County Board of Adjustment for a variance as per requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Set Back Ordinance and/or the Subdivision Controls Ordinance. The Otter Tail County Board of Adjustment will assemble for this hearing on

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The property concerned in the application is legally described as

Part of Government Lots 3 and 4,

Property Address – 36018 504th St. - 56544

**Section 16, Township 137, Range 40 - Township Name – Hobart
Lake No. 56-360, Lake Name – Rose, Class – RD**

The variance requested is the following:

A variance of 2,440 square feet over the allowed 260 square feet of impervious surface within the shore impact zone – for existing deck, patio and pathway. A variance for the setback for a 10' by 10' deck. Would like to maintain location approximately 5' from shoreline. A variance for the bluff impact zone – earthmoving completed to improve existing pathways. (Approximately 70 yards0>

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To Whom It May Concern:

James and Johanna Christianson
23796 Stony Bar Cir
Pelican Rapids, MN 56572

Barb Grunewald
333 7th Street NE
Perham, MN 56573

has/have made application to the Otter Tail County Board of Adjustment for a variance as per requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Set Back Ordinance and/or the Subdivision Controls Ordinance. The Otter Tail County Board of Adjustment will assemble for this hearing on

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The property concerned in the application is legally described as

the westerly 105' of Lot 1, Lot 2 and Lot 26, Stony Bar Estate,

Property Address – 23796 Stony Bar Circle - 56572

**Section 32, Township 136, Range 42 - Township Name – Lida
Lake No. 56-747, Lake Name – South Lake Lida, Class – RD**

The variance requested is the following:

Lot 26 and westerly 105' of Lot 1 Block 1 of Stony Bar Estates are currently attached. Request west 60' of Parcel No. 37-000-99-1001-000 be split off and be permanently attached to Lot 2, Block 1 of Stony Bar Estates where primary home is located. Septic failed and need room on adjoining lot to place mount system.

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To Whom It May Concern:

Attn; Kelly Condon
Condon Trust
327 7th Street
Thompson, ND 58278

has/have made application to the Otter Tail County Board of Adjustment for a variance as per requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Set Back Ordinance and/or the Subdivision Controls Ordinance. The Otter Tail County Board of Adjustment will assemble for this hearing on

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The property concerned in the application is legally described as

Part of Government Lot 3,

Property Address – 32866 Mac Circle - 56528

**Section 23, Township 136, Range 41 - Township Name – Dora
Lake No. 56-386, Lake Name – West McDonald, Class – RD**

The variance requested is the following:

Proposing to subdivide a proposed 6.7-acre parcel into four 1.3-acre parcels and one 1.5-acre parcel as shown on the submitted variance sketch. The proposed metes and bounds subdivision exceeds the Shoreland Subdivision Ordinance requirement which is 40,000 square feet (.92 acres). The closet of the proposed parcels to said lake are 475 feet directly west. The current parcel is 82.02 acres. Proposing to have lots buildable for single family residential use.

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To Whom It May Concern:

Jon M. and Susan J. Anderson
356 4th St E
Halstad, MN 56548

has/have made application to the Otter Tail County Board of Adjustment for a variance as per requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Set Back Ordinance and/or the Subdivision Controls Ordinance. The Otter Tail County Board of Adjustment will assemble for this hearing on

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The property concerned in the application is legally described as

Lot 83 Nedberg-Nye Survey Lots of Government Lots 1, 2 and 3,

Property Address – Next to 45936 Devils Lake Road - 56573

**Section 1, Township 136, Range 40 - Township Name – Edna
Lake No. 56-245, Lake Name – Devils, Class – GD**

The variance requested is the following:

The size of the lot prohibits the structure from meeting certain size and setback requirements. Requesting a 45' variance for the proposed structure to be 30' from the ordinary high-water level, required setback is 75'. Requesting a variance from the allowed 260 square feet impervious surface in the shore impact zone to be at 1,445 square feet for the construction of new dwelling and patios as shown on drawing. Requesting to place holding tanks 3' from lot line. Requesting to have building impervious surface to be at 23.7% and total impervious surface at 31.26%. Requesting to have building to be 10.5' at closet point to the road right-of-way as shown on drawing.

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To Whom It May Concern:

Erik and Lisa Ahlgren
617 S Court Street
Fergus Falls, MN 56537

has/have made application to the Otter Tail County Board of Adjustment for a variance as per requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Set Back Ordinance and/or the Subdivision Controls Ordinance. The Otter Tail County Board of Adjustment will assemble for this hearing on

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The property concerned in the application is legally described as

Part of Lot 11 Blue Heron Beach,

Property Address – 40150 Blue Heron Loop - 56576

**Section 7, Township 134, Range 39 - Township Name – Otter Tail
Lake No. 56-242, Lake Name – Otter Tail, Class – GD**

The variance requested is the following:

Remodel existing storage shed from 6' by 10' to 12' by 10'. Existing shed is 5' 4" from lot line. A variance from the 10' lot line setback. Requesting a 4' 6" variance from the 10' setback requirement for the existing shed. Hardship is the existing shed location and location of septic system.

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To Whom It May Concern:

Jonathan Nedrud
PO Box 509
Pelican Rapids, MN 56572

has/have made application to the Otter Tail County Board of Adjustment for a variance as per requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Set Back Ordinance and/or the Subdivision Controls Ordinance. The Otter Tail County Board of Adjustment will assemble for this hearing on

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The property concerned in the application is legally described as

Part of the Northwest Quarter of the Southeast Quarter,

Property Address – 38485 County Highway 3 - 56572

**Section 1, Township 135, Range 43 - Township Name – Erhards Grove
Lake No. 56-892, Lake Name – Unnamed, Class – NE**

The variance requested is the following:

Proposing to replace the existing dwelling with a 56' by 24' new dwelling with an attached garage, 8' by 12' screen porch and an 8' by 32' deck being no closer than 100' at the closest point to the ordinary high-water level/water's edge. The required setback is 200', requesting a 100' variance. In 2009 (May 5, 2009) the lake was reclassified from a general development (GD) lake to a natural environment (NE) Lake.

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To Whom It May Concern:

Philip J. Stoll
33377 Vics Beach Road
Dent, MN 56528

has/have made application to the Otter Tail County Board of Adjustment for a variance as per requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Set Back Ordinance and/or the Subdivision Controls Ordinance. The Otter Tail County Board of Adjustment will assemble for this hearing on

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The property concerned in the application is legally described as

Part of Government Lot 1,

Property Address – Located to the west of 47998 County Highway 14

**Section 20, Township 135, Range 38 - Township Name – Otto
Lake No. 56-141, Lake Name – Rush, Class – GD**

The variance requested is the following:

Proposing to create 7 metes and bounds tracts under 5 acres in size. All proposed lots will have over 200' of lot width/water frontage. Proposing to have the lots declared buildable for single family residential use. There are proposed easements for access to each proposed lot. The proposed 7 lots and easements are identified on the drawing on file with the County Auditor's office as follows: Tract H – 3.05 Acres; Tract I – 2.75 Acres; Tract J – 3.24 Acres; Tract K – 4.70 Acres; Tract L – 3.93 Acres; Tract M – 3.22 Acres and Tract N – 3.50 Acres.

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Applicant and/or applicant's representative must be present at the scheduled hearing.

To Whom It May Concern:

Steven and Michael Wurzer Et AL
720 Ironwood Ct S
Fargo, ND 58104

has/have made application to the Otter Tail County Board of Adjustment for a variance as per requirements of the Otter Tail County Shoreland Management Ordinance, the Otter Tail County Set Back Ordinance and/or the Subdivision Controls Ordinance. The Otter Tail County Board of Adjustment will assemble for this hearing on

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The property concerned in the application is legally described as

Lots 12 and 13 South Point on West Battle Lake,

Property Address – 22359 Ferncliff Road - 56524

**Section 31, Township 133, Range 39 - Township Name – Girard
Lake No. 56-239, Lake Name – West Battle, Class – GD**

The variance requested is the following:

We would like to propose a variance to subdivide Lots 12 and 13 of South Pont on Battle Lake, which are currently classified as contiguous sub-standard lots under single ownership. There is currently a cabin on Lot 12, however, the two lots are owned by same family and one of the families would like to build a separate structure on Lot 13. If the two lots were to be subdivided, Lot 12 (with a square footage of 18,400 square feet) would meet the impervious coverage requirement set forth by the county and Lot 13 (with a square footage of 16,960 square feet) would be developed in accordance to the standards within the Shoreland Ordinance of Otter Tail County. Each lot would then be outfitted with Type-1 septic systems, which would comply with the dimensional standards set forth by the Shoreland Ordinance of Otter Tail County. The variance would also include a structure setback for Lot 12, as the house is currently 9” from the property line that divides Lots 12 and 13, which is non-compliant with the 10’ side-yard setback required for the lot. Both lots were developed prior to October 15, 1971, therefore qualifying them for the buildable string-line outlined in the Shoreland Management Ordinance of Otter Tail County.

June 21, 2018

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