

REDWOOD COUNTY BOARD OF ADJUSTMENT

MINUTES

Meeting Date: May 15, 2023



A meeting of the Redwood County Board of Adjustment convened on Monday, the 15th day of May, 2023. The meeting consisted of one public hearing. The meeting was convened at 12778 US Hwy 71, Sanborn. The following Board of Adjustment members were present: John Schueller, John Rohlik and Dan Tauer. The following individuals were also present: Bradley Stark and Redwood County Land Use & Zoning Supervisor Nick Brozek.

At 9:00 a.m., the meeting was called to order by Chair John Rohlik.

Chair Rohlik opened a public hearing on an *Application for Variance*, Permit Application No. 2-23v, submitted by Bradley Stark. Prior to the Board of Adjustment meeting, the Board of Adjustment members were provided an informational packet which included the following information regarding the matter:

1. Bradley Stark is proposing to construct a 10-foot deep by 21-foot long porch onto the front of the existing house located at 12778 US Hwy 71. The site is legally described as Lot 1, except tracts, of Block 1, of Hellicksons Subdivision.
2. The house is on the west side of Hwy 71, facing east toward the road. The house as exists meets the setback – the front of the house is just beyond the required setback of 67 feet from the edge of the right-of-way. Per MNDOT maps, the right-of-way of this section of Hwy 71 measures 75 feet on either side of the center line. Consequently, structures are supposed to be set back at least 142 feet from the center line of Hwy 71.
3. The house is currently set back approximately 144 feet from the center line of Hwy 71. As proposed, the porch addition will be set back approximately 134 feet from the center line. Consequently, Mr. Stark is requesting a variance of at least 8 feet from the setback.
4. Many of the other houses in this neighborhood do not meet the setback requirement. This is most likely because they were built prior to the setback being in place, or when the road right-of-way was narrower. They may also have applied for variances in the past. Therefore, the proposed project appears to fit the look of the neighborhood.
5. Considering the relatively dense development of this area, including a number of houses and businesses, as well as mature trees, the proposed addition is not likely to create any increase in snow accumulation or other effect upon the public roadway.

Redwood County Government Center - Environmental Department

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6. Pursuant to Redwood County Ordinance, written notice shall be provided to all property owners of record within five hundred (500) feet of the affected property via U.S. Mail as to the time and place of the public hearing. Further, written notice shall also be provided to the affected board of township supervisors and the municipal council of any municipality within two (2) miles of the affected property.

The following information was presented to and considered by the Redwood County Board of Adjustment at the public hearing:

Bradley Stark was present to explain the project. He made the following statements about the application:

- He would like to construct a 10'x21' porch on the front of his house. It would be in the right-of-way setback.
- Two existing houses nearby also have the same porch.
- The porch shouldn't create an issue with snow or sight lines.

The Board had the following questions and comments:

- Is 8 feet enough of a variance for the project?

The applicant provided the following responses to the Board and the township:

- Eight to ten feet should be sufficient.

No one spoke in opposition to the variance.


Tauer made a motion to approve the variance of 10 feet from the right-of-way setback requirement. The motion was seconded by Schueller and passed unanimously.

Discussion was held regarding the Minutes of the Board of Adjustment meeting held on the 10th day of January, 2023. On a motion made by Schueller and seconded by Tauer, it was passed unanimously that said minutes be approved as presented.

The meeting was adjourned at 9:30 a.m.



Nick Brozek, Environmental Director
Redwood County Environmental Office



John Rohlik, Chair
Redwood County Board of Adjustment