

Polk County
Board of Adjustments
May 24, 2013

Call to Order: 9:15 A.M.

Members in Attendance: Kerry Winkelmann, Robert Franks, Osmund Moe, Courtney Pulkrabek, and Donovan Wright.

Members Absent: None

Also Present: Polk County Environmental Services' staff: Joshua Holte & Michelle Erdmann.

Minutes: A motion was made by Wright to approve the minutes from February 22, 2013 meeting. Second by Moe. All in favor.

Public Hearing: Variance Steve Scholand Parcel #40.00390.00

Winkelmann read the notice and turned the meeting over to Holte.

Holte stated that the applicant is requesting a variance to reduce the front yard setback off of the right-of-way of State Highway 220 from 100' to 25' for construction/placement of a 30 x 36 storage shed.

The PCZO requirements are found in Section 13.8434 were discussed. The property is 2.7 acres and the road right-of-way is 75' and the ordinance calls for a 100' setback off the right-of-way. The applicants stated practical difficulty is due to the property shape and the amount of right-of-way. A variance is needed to preserve the character of the lot without removing mature trees and defacing the property.

No comments have been received on this request. Mr. Scholand did hand Holte a letter from the MnDOT stating that they have no issue with the request. Holte went over slides showing location of the property. Staff recommends that if a Variance is granted that the following conditions be put on the variance:

- Applicant must receive all necessary permits from Huntsville Township.
- Adequate screening must be maintained between the State Highway 220 right-of-way and the new accessory structure.

Scholand said that he measured and the shed will actually be 111' off the centerline of Hwy 220, thereby making the Variance request of 36' not 25' setback off the ROW. Pulkrabek asked about the square footage, if it is okay for the lot size. Holte said it is.

Pulkrabek asked about the reasons for not using another location. Scholand said the slope of the land and there is a 20' setback off property lines for Huntsville Township which would put it 10' off the driveway.

Holte asked the board the hardship questions.

Question	Franks	Pulkrabek	Moe	Wright	Winkelmann
1.	No	No	No	No	Yes
2.	No	Yes	Yes	Yes	Yes
3.	No	No	No	No	No
4.	Yes	Yes	Yes	Yes	No
5.	No	No	No	No	No
6.	No	No	No	No	No
7.	No	No	No	No	No

With 26 no's and 9 yes's the criteria to grant the Variance request has been met.

A motion was made by Pulkrabek to approve the variance request with staff conditions:

- Applicant must receive all necessary permits from Huntsville Township.
- Adequate screening must be maintained between the State Highway 220 right-of-way and the new accessory structure.

Second by Wright. All in favor.

Next meeting is June 28, 2013.