

**CARVER COUNTY BOARD OF ADJUSTMENT**  
**Regular Meeting – May 2, 2018**  
**Minutes**

Members Present: Scott Hoese, Richard Buetow, Michael Huang, Richard Kvittek, Virgil Stender, Mark Willems

Members Absent: None

Members Late: None

Staff Present: Emily Schmitz

Pursuant to due call and published notice thereof, the May 2, 2018, meeting of the Carver County Board of Adjustment was called to order by Chairman Hoese at 7:00 p.m.

**Minutes** – A motion was made by Kvittek and seconded by Stender to approve the minutes of the March 7, 2018, meeting. All voted aye. Motion carried.

**Public Hearing - File # 20180007 – Jeremy Graves** –Chairman Hoese called the public hearing to order at 7:01 p.m. to consider the application of Jeremy Graves pursuant to Chapter 152 of the County Code. The purpose of the public hearing was to consider a request for exceeding sidewall and total structure height pursuant to Chapter 152 of the County Code. The property is located in Section 2 of Waconia Township.

The following were present: Jeremy Graves

The following items were entered into the hearing record:

Exhibit A - Legal Description

Exhibit B - Affidavit of Publication of the Hearing Notice

Exhibit C - Affidavit of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E - Letter from the Applicant

Exhibit F – Letter to the Board of Adjustment and Waconia Twp dated April 24, 2018, and all attachments

Schmitz explained the applicant’s request to replace an existing accessory structure with a 36 foot by 36 foot structure with 13 foot 4 inch sidewalls and a total structure height of 20 feet 10.5 inches. The County Code limits new structures on a parcel of 2 acres or less to a maximum sidewall height of 12 feet and total structure height of 17 feet. The applicant would like to store his boat in the structure which would require 12 foot doors, ultimately increasing the height of the sidewalls and total structure. Other personal items and lawn maintenance equipment will also be stored inside the building. The structure will meet all of the setbacks from the road, lot lines, well and septic system. A compliance inspection on the septic system will be required

prior to issuance of any building permits. Waconia Township heard the request and recommended approval. Schmitz read the conditions for consideration if the request is approved.

Huang asked what material would be used on the building exterior.

Mr. Graves read the specifications from his building plans of the Morton building, citing steel with steel screws.

Huang asked if there are other similar buildings in the neighborhood.

Mr. Graves named 2 neighbors with similar buildings.

Willems asked if it is common to require septic compliance for construction of an accessory structure.

Schmitz explained the requirement for the septic compliance is because the property is in the Shoreland Overlay District, which requires septic compliance prior to a permit for an accessory structure.

Mr. Graves confirmed that the compliance inspection has already been completed and the information was submitted to the County. He also stated that he had talked to many of the neighbors about his plan for the structure and received no opposition to the request.

A motion was made by Kvittek and seconded by Willems to conclude the public hearing. All voted aye. Motion carried. The public hearing was concluded at 7:06 p.m.

A motion was made by Huang and seconded by Buetow to **approve and issue Order PZ20180007** allowing for reduced access separation and the following conditions:

1. Permittee shall secure required demolition permit for removal of the existing structure prior to construction.
2. The Permittee shall obtain the appropriate building permit(s) prior to the construction of the structure. All work shall be done in accordance with the submitted site plan.
3. Total structure height shall not exceed 21 feet and sidewall height shall not exceed 13.5 feet.
4. A septic compliance inspection shall be required prior to issuance of any building permits.

All voted aye. Motion carried.

### **Other Business**

Schmitz stated that July 4<sup>th</sup> falls on the first Wednesday of July and traditionally the Board of Adjustment has been moved to the following week, July 11<sup>th</sup>. Huang stated he had a conflict with the 11<sup>th</sup> and would not be able to attend, if there was a Board of Adjustment meeting. It was also noted that it would not be known until after the June meeting if there would be any agenda items for a meeting in July. A motion was made by Stender and seconded by Buetow to change the date of the July meeting from the 4<sup>th</sup> to the 11<sup>th</sup>. Hoese, Stender, Buetow, Kvitek, and Willems voted aye. Huang voted nay. Motion carried.

### **Adjournment**

Having completed the agenda items and seeing no other business, Chairman Hoese deemed the meeting adjourned at 7:08 p.m.