

CARVER COUNTY BOARD OF ADJUSTMENT
Regular Meeting – June 6, 2018
Minutes

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

Members Absent: None

Members Late: None

Staff Present: Jason Mielke

Pursuant to due call and published notice thereof, the June 6, 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 Huang to approve the minutes of the May 2, 2018, meeting. All voted aye. Motion carried.

Public Hearing - File # 20180009 – Paul Nesvold/William Moore –Chairman Hoese called the public hearing to order at 7:01 p.m. to consider the application of Paul Nesvold/William Moore pursuant to Chapter 152 of the County Code. The purpose of the public hearing was to consider a request for reduced road frontage and width/depth ratio for a new agricultural lot pursuant to Chapter 152 of the County Code. The property is located in Section 20 of Watertown Township.

The following were present: Paul Nesvold, William Moore

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 dated May 5, 2018

Exhibit F – Letter to the Board of Adjustment and Watertown Twp dated May 29, 2018, and all attachments

Mielke explained the applicant's request to subdivide approximately 7 acres from a 94 acre parcel as a new residential lot. The proposed configuration would leave the remaining approximate 87 acre parcel with less than the required road frontage and width/depth ratio requirements. The proposed 7 acre parcel would meet the requirements for a new residential lot, road frontage, width/depth ratio and prime soils. A good portion of the entire parcel includes wetlands, however, a potential building site is planned for the westerly side of the 7 acre lot. Soil borings for primary and alternate septic sites are required prior to completion of a minor subdivision. Mielke read the conditions for consideration if the request is approved.

Scott Hoese, representing Watertown Township, confirmed the Township's recommendation for approval of the request.

Bill Moore, 5383 Hwy 7, stated he would like to build on his grandfather's land and confirmed the soil borings for the primary and alternate septic locations were identified earlier this week. The best location for a house is on the west side of the proposed residential lot.

Buetow asked for clarification of the topography to the west and northwest of the proposed lot.

Moore replied the proposed building site is on an elevated hill which is ideal for a house location. The area to the north and west of the building site is low due to its proximity to the restored wetland.

Hoese asked if structure setbacks can be met with the proposed house location.

Moore indicated the house location would definitely maintain all required setback standards as required.

A motion was made by Stender and seconded by Kvitek to conclude the public hearing. All voted aye. Motion carried. The public hearing was concluded at 7:09 p.m.

A motion was made by Buetow and seconded by Stender to **approve and issue Order PZ20180009** allowing for reduced road frontage and width/depth ratio for a new agricultural lot and the following condition:

1. A Minor Subdivision application shall be submitted and approved prior to the recording of any deed(s). The parcel(s) shall be subdivided in accordance with the Zoning Code requirements, including but not limited to, a survey and SSTS compliance.

All voted aye. Motion carried.

Adjournment

Having completed the agenda items and seeing no other business, Chairman Hoese deemed the meeting adjourned at 7:10 p.m.