

MINUTES
PINE COUNTY BOARD OF ADJUSTMENT
January 7, 2015 4:00 p.m.
Pine County Health & Human Services Building
1610 Hwy. 23 North, Sandstone, MN 55072

Members Present: Josh Mohr, Tom Mestemacher, Richard Stepan, and David Koland
Members Absent: Carolyn Tuckner
Staff Present: Kelly Schroeder, Land Services Director
Others Present: Lori Lengsfeld

Call To Order: 4:30 p.m.; Chairman Mestemacher asked all to rise and recite the Pledge of Allegiance to the Flag.

Election of Officers:

Richard Stepan nominated **Tom Mestemacher** to be chairman, **Josh Mohr** seconded the nomination. **4-0 to elect Tom Mestemacher to be chairman.**

Tom Mestemacher nominated **Richard Stepan** to be vice-chairman. **4-0 to elect Richard Stepan to be vice-chairman.**

Tom Mestemacher nominated **David Koland** to be the designated secretary. **4-0 to elect David Koland to be designated secretary.**

Approval of Minutes:

Stepan/Mohr 4-0 to approve the Minutes of November 5, 2014 as presented.

Committee Reports:

None

Hearings:

Lengsfeld/Mansfield Variance Request at 89532/89575 Craggy Oak Ln, Kerrick, MN – Parcel ID 16.0162.000; Sect. 15, Twp. 45, R. 18 (Kerrick Township).

- 1.) Section 401(A) requires subdivisions which would result in a landlocked parcel to have a sixty-six foot (66') fee-owned access strip to and made part of the remnant landlocked parcel. The owners are requesting such access strip to be thirty-three feet (33') and an easement only.

Chairman Mestemacher opened the hearing at 4:33 p.m. and asked for explanation from the property owner, **Lori Lengsfeld**. **Lengsfeld** explained the request as brought forward has the easement in front of their cabin just as the other properties to the west. The easement ends at the new proposed Mansfield property line. **Mestemacher** and **Stepan** clarified the requested easement is thirty-three feet, and **Schroeder** noted that the proposal for a thirty-three foot easement and the thirty-three foot easement is similar to the properties to the west.

Mestemacher also noted that the road would need not be built right now, just so the easement availability is present. **Lengsfeld** did note they do intend continue using the current driveway rather than this easement.

Old Business:

None

New Business:

1. **Lengsfeld/Mansfield Variance Request at 89532/89575 Craggy Oak Ln, Kerrick, MN; Parcel ID 16.0162.000; Sect. 15, Twp. 45, R. 18 (Kerrick Township).**

Stepan made the motion is approve the variance as presented, Koland second the motion. A brief discussion of the elevation of the property/road assured that the property is suitable to have a road built if needed. Also, it was questioned as to who the responsibility of installed such road would be, should the road need to be built. **Schroeder** explained it depends on who is requesting the road me built, however it generally would fall to the property owners. **4-0 to approve the Lengsfeld/Mansfield Variance Request.**

2.) Adoption of 2015 Schedule

Schroeder provided an overview of the schedule, and noted the start times are listed as 4:30. The other item to discuss with the schedule is the availability to have meetings in Pine City should the variance be located on a property which is closer to the southern end of the county. There was a consensus that if the variance is in the southern end of the county the meeting can be held at the Courthouse in Pine City. Meetings will also be on an as

Made a motion is approve Koland to approve the 2015 meeting schedule with the availability to have meetings in Pine City as need. Stepan seconded the motion. **4-0 to approve the 2015 meeting schedule.**

3.) MACPZA Legal Workshop

Schroeder explained the workshop is a really great opportunity to get some training on the Board of Adjustment, variances, and the requirements of them.

4.) Planning, Zoning, Solid Waste Department Update

Schroeder explained the Department has had some major changes of recent. The office location has changed down to Pine City. It has been a very positive change, it that is it more of a "one-stop-shop" now and it has given us the ability to have all "Land Services" departments to work together as one unit. The other change was the unfortunately elimination of the Environmental Technician Position. **Schroeder** indicated it was a business decision only as the revenues in the department have seen a substantial decline and do not seem to be rebounding. Schroeder also indicated she may start working on a new ordinance, such as a blight ordinance.

ADJOURN

Tuckner/Stepan 4-0 to adjourn the meeting at 4:52 p.m.

ATTEST:


Tom Mestemacher, Chairman


David Koland, Secretary