

**Draft**  
**MINUTES OF THE CARLTON COUNTY BOARD**  
**OF ADJUSTMENT MEETING**  
**December 15, 2015**

- (1) Chair Ezell called the Board of Adjustment meeting to order at 7:00 p.m.
- (2) Members Present: Howard Eskuri, Jack Ezell, Philip Johnson, and Zoning Office Representative Mike Torma.  
  
Members Absent: Thomas Skare (alternate)
- (3) Motion by Eskuri, seconded by Johnson, and carried to approve the November 17, 2015, Board of Adjustment meeting minutes as presented. Motion carried.
- (4) Old business: None
- (5) Chair Ezell called the Public Hearing to order at 7:03 p.m.
- (6) Chair Ezell read that the legal ad was sent to the Star Gazette on November 24, 2015, and published in the Star Gazette on December 3, 2015.
- (7) Chair Ezell read the *Finality of Decisions* from Zoning Ordinance 27.
- (8) Chair Ezell read the *Findings of Fact to Grant a Variance* from Zoning Ordinance 27.
- (9) Variances

a) **Variance Request #315026 David M. Olson**

David Olson of 3634 Oak Lane, Barnum, MN 55707 has requested a variance to construct a nonconforming accessory structure. The proposed accessory structure, a garage, will not meet the required setback from a platted road right-of-way. The property is located in Lot 15 of Bear Lake Homesites in Part of the Southeast ¼ of the Northwest ¼ in Section 6, Township 46 North, Range 18 West in Barnum Township. The property address is 3634 Oak Lane (39-050-0300).

David Olson was present to speak on his own behalf. He said he purchased his property in August and relocated to this area for a job. He met with Economy Garages and they determined the garage would be 14' x 24' instead of 14' x 28' as proposed on the application. They staked the site for the correct size of 14' x 24'. Olson would like to park his vehicle inside a garage. He said he was aware of the septic holding tank and the steep slope when he purchased the property. The property has no basement or garage for storage. He questioned if a car port could be constructed if a garage is not allowed.

Johnson asked if the Board could review the site plan done by Economy Garages.

Olson indicated the proposed structure on the site plan is the minimum sized building in which his vehicle would fit.

Ezell asked if the garage was staked at 14' x 28'.

Olson said it was 14' x 28' initially and then it was changed to 14' x 24'.

Torma said the Zoning Office staff measured it to be 14' x 24'.

Olson showed the house is closer to the road than the proposed garage. Other setbacks were discussed. If a shed that met setbacks was built, there would not be a place to park a vehicle.

Zoning and Environmental Services Administrator Heather Cunningham's video was viewed.

Olson and the Board discussed options that may help meet the setback of 11 feet from the road right-of-way.

Johnson indicated the proposed garage could only be 14' x 18' if it were constructed in the proposed location. A carport construction would have to meet the same requirements as a garage.

Olson indicated he talked to a couple of contractors about constructing a car port off the house. It would not be feasible.

Ezell read Heather Cunningham's Development Review #315026 dated December 7, 2015.

Olson questioned the five feet measurement from the garage stake to the road right-of-way.

Torma indicated the five feet measurement was based off the property survey pins.

Johnson explained what the road right-of-way is at the property.

Eskuri asked who staked the garage.

Olson said Economy Garages staked the site.

Johnson asked Torma if it would be okay to table the variance request for a month so Olson could try change the proposed garage to meet the 11 feet setback from the road right-of-way.

Torma said Olson could request the variance be tabled.

Ezell told Olson he would have to request the variance be tabled.

Johnson requested a copy of Economy Garage's site plan.

Olson said the Board can have a copy of the site plan.

Olson said if it is not feasible to meet the setback requirement of 11 feet from the road right-of-way he will notify the Zoning Office.

Olson requested the variance be tabled.

(10) The public hearing closed at 7:47 p.m.

(11) The Board of Adjustment meeting re-opened at 7:48 p.m.

A motion was made by Johnson, seconded by Eskuri, and supported by all yea votes to table Variance #315026. Motion carried.

(12) A motion was made by Eskuri, seconded by Johnson, and supported by all yea votes to close the Board of Adjustment meeting at 7:50 p.m.

Respectfully submitted,

Mike Torma, Zoning Office Representative  
Recording Secretary