

MEEKER COUNTY BOARD OF ADJUSTMENT MEETING

January 13, 2026

Audio Available

The Meeker County Board of Adjustment at the Government Center on **Tuesday, January 13, 2025 at 5:00pm** to consider the following variance applications and other business before the Board. Members present were Kim Hempel, Galen Nyman, Al Anderson and Asst Zoning Administrator Monica Ankrum.

5:00pm

Hempel calls the meeting to order.

The Board states their names for voice recognition.

Hempel asks the Board if they have any corrections or changes to the November 25, 2025 meeting minutes. None are noted.

Anderson makes a motion to approve the minutes.

Nyman seconds the motion.

Motion approved 3-0.

5:01pm

Hempel opens the public hearing for Lynn Peterson, 8600 Maple View Dr, Cologne, MN 55322. Property located at 22899 696th Ave, Dassel, MN 55325. That part of Government Lot Two (2), more fully described in the application, Lake Washington, Dassel Township. An application for an Area Variance to construct a second level on an existing house in variance to the required 75' setback to the OHWL of a General Development Lake in the R-1 Suburban Residential District and within the Shoreland District.

Craig Peterson (husband) is present for this hearing.

Ankrum reads findings: This property is an approximate 37,500 square foot riparian R-1 zoned metes and bounds property in part of Government Lot 2 in Section 31, Township 119, Range 29 of Dassel Township.

Currently there is a house built in 1945 with additions in 1994 and 2001. The garage was built in 1991. Current impervious for the property is approximately 23%. Septic was installed in 2019 with the last compliant inspection being done in October of 2025. In 1994 there was a variance approved to place a deck 60 feet from the 1169' OHWL.

The Petersons are asking for variance to the ordinance to add a second story on part of the dwelling and to renovate the existing dwelling. The 2nd story will start approximately 11 feet from the lakeside edge of the current structure. The project is not intended on adding any more impervious to the property.

The following variance will be required for the project:

A variance for an existing dwelling to put a 2nd story on a dwelling 32 feet from the 1169' OHWL of Lake Washington. Setback for a General Development Lake is 75' from the OHWL. Therefore, a 43-foot variance will be required from the OHWL. Meeker Ordinance (Sec.19A.04. B. a – Placement, design, and height of structures.)

Peterson states that he is just trying to improve the property to make it more livable. Right now, it is two bedroom and one bath. We will be adding a master bedroom and bath along with windows and siding.

Hempel states that she appreciates that our county allows the Board to go out and view properties before the hearing. Being able to see the property can change your opinion. You see the neighborhood and how it fits in.

She also appreciates the fact that the addition is going on the back side of the house. It's one of the lots that you need to see to understand.

Nyman and Anderson agree.

Nyman makes a motion to close the public hearing.

Anderson seconds the motion.

Motion carried 3-0.

Anderson make a motion to approve a 43-foot area variance to allow a second story to be placed 32 feet from the OHWL of Lake Washington.

Nyman seconds the motion.

Motion carried 3-0.

5:01pm

Hempel opens the public hearing for Paul & Doreen McGinty, 36953 657th Ave, Watkins, MN 55389. That part of Lot One Hundred Twenty-nine (129), more fully described in the application. An application for an Area Variance to construct a detached accessory building in variance to the required 35' setback to the road right of way in the R-1 Suburban Residential District and the Shoreland District.

Tim Johnson and Paul McGinty (via speaker phone) are present.

Ankrum: This property is an approximate 14,100 square foot riparian R-1 zoned lots 43 and part of lot 129 of Gemma shores created in 1957. Located in Section 22, Township 121, Range 30 of Forest Prairie Township.

Currently there is a small 10' x 12' utility shed on the property. Current impervious for the property is approximately 2% after the project will be 8%. No septic or well is located on this property.

The McGinty's are asking for variance to the setback to the road right of way ordinance to construct a 25' x 40' ~ 1000 square foot accessory building. Due to the proximity of the building to the existing wetland. Wetland credits will need to be purchased for placement of this building if the variance is approved. The wetland credit application for .04 acres or 1,588 square feet of area has been applied for and approved by the Army Corps of Engineers as of October 20, 2025 and approved by Meeker County Soil and Water district on December 16, 2025.

A consideration the McGinty's should think about would be that parcel 10-0507000 is combined with parcel 10-0459000 or parcel 10-0456000 to meet current MN Rules 6120.3300 lot area 20,000 square foot minimum requirements for one of the Recreational Development lots that is hooked up to a public sewer system.

A variance to the ROW of 657th Ave for a new accessory building. They are asking for the new structure to be 2' feet from the ROW which is 42' feet from the edge of the road. A 33' foot variance will be required from Meeker Ordinance (Sec.13.04. B.1 – Site regulations front yard setback to road right-of-way from all structures.)

Johnson states that the 10x12 shed is on the neighbor's property. Also, Paul is not opposed to combining lots.

Hempel likes that this proposal is across the road. This is unique, but doable. It is angled, so not the same distances to the lot lines.

Anderson shows the survey to Hempel to help her understand.

Hempel asks if the Meeker County Soil and Water is the final step. Yes

Nyman says, Paul stated that Soil and Water were great to work with. They took care of everything.

Anderson asks about the plan for the powerline.

Johnson says that Paul talked to Al Lendt at the Co-op to get the burial of the line scheduled. It will be buried underground.

Anderson states that this shed will not change the area, as there is another shed down the road. It fits.

Hempel says that this is off the lake, which is the preferred option. He's not doing this because it is the cheapest way to go.

Anderson would like a condition added that they have to combine lots.

Johnson said they would like to combine parcel 10-0507000 with 10-0459000.

Hempel makes a motion to close the public hearing.

Anderson seconds the motion.

Motion carried 3-0.

Anderson makes a motion to approve a 33-foot area variance to allow a new detached garage to be placed 2 feet from the road right-of-way of 657th Ave, with the conditions:

1. The overhead power line that runs over the project area be buried or moved away from the building to meet the utility company's policy for building setbacks.
2. Parcel 10-0507000 and parcel 10-0459000 be combined to meet current MN Rules 6120.3300 lot area 20,000 square foot minimum requirements for one of the Recreational Development lots that is hooked up to a public sewer system.

Hempel seconds the motion.

Motion carried 3-0.

6:38pm

Anderson makes a motion to adjourn.

Hempel seconds the motion.

Motion carried 3-0.