

CARVER COUNTY BOARD OF ADJUSTMENT
Regular Meeting – July 1, 2026
Minutes

Members Present: Gerald Bruner, Amanda Gorra, Robin Bielefeldt, Jeff Thompson, Scott Selken, Steve Washburn, Andy Steinhagen

Members Absent: None

Members Late: Andy Steinhagen (arrived @ 7:10 p.m.)

Staff Present: Jason Mielke, Lauren Whetstone, Lori Brinkman

Pursuant to due call and published notice thereof, the July 1, 2026, meeting of the Carver County Board of Adjustment was called to order by Chairman Bruner at 7:00 p.m.

Chairman Bruner asked everyone to rise and recite the Pledge of Allegiance.

Chairman Bruner noted Andy Steinhagen was absent from the board at this time.

Agenda – Chairman Bruner asked if there were any additions or deletions on the agenda. Hearing none, he asked for a motion to approve the agenda. A motion was made by Bielefeldt and seconded by Selken to approve the agenda as printed. All voted aye. Motion carried.

Minutes – Chairman Bruner asked if there were any corrections to the minutes from the June 3, 2026, meeting. Bielefeldt made a motion to accept the minutes as written. Gorra seconded the motion. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

Public Hearing - File #PZ20260017 – Christopher Schiewe, representing Oakwood Church

Chairman Bruner called the public hearing to order at 7:01 p.m. to consider the application of Christopher Schiewe, on behalf of Oakwood Church, pursuant to Chapter 52 of the County Code. The purpose of the public hearing was to consider a request for reduced setback for a structure from a septic tank pursuant to Chapter 52 of the County Code. The property is in Section 30 of Laketown Township.

The following were present: Chris Schiewe, Linda Mullen-Wessale

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 28, 2026

Exhibit F – Staff Report addressed to the Board of Adjustment and Laketown Town Board dated June 18, 2026, and all attachments.

Lori Brinkman, Carver County Senior Environmentalist, explained the variance request is for reduced setback for a structure from an existing septic tank. Oakwood Community Church owns an approximate 20.51-acre parcel which is improved with a church, parking areas, septic system, a well and a

stormwater retention pond. Earlier this year, Oakwood Church was issued a CUP (PZ20260004) to expand the existing church building with a large sanctuary and accompanying site improvements. The applicant is requesting a variance to allow the previously installed septic tanks to remain in their original location for the new construction. The site plan illustrates the existing property improvements and the proposed location of the structure addition within 7 feet of the existing septic tank. Chapter 52 of the County Code requires a minimum setback of 10 feet from a structure to a septic tank. The originally issued CUP (PZ20120044) allowed for Phase I of the church construction and operation and included identification of future SSTS locations and a future church addition. The applicant's letter, dated May 28, 2026, describes a change in the church expansion plan location which took place after the church purchased an additional 5 acres in 2023 and added it to the existing parcel. The letter states the proposed new church location better fits the congregation occupancy needs. The proposed plans for the new construction put the structure approximately 7 feet from the existing septic tank, requiring a 3-foot variance. A compliance inspection form will be completed for the existing septic system by Schiewe Septic, LLC. Schiewe Septic has completed a preliminary review of the tanks; however, the signed inspection report will certify that the tanks are watertight, and that, despite not meeting the required 10-foot setback to a structure, they will meet design requirements for SSTS expansion. Oakwood Community Church will have an SSTS design completed by a licensed SSTS designer and submitted for review and approval by Carver County Environmental Services. The existing Oakwood Community Church SSTS operating permit is compliant, and an amended operating permit will be issued to reflect the proposed church and SSTS expansion, including an updated service agreement with a licensed SSTS Service provider. Granting the variance would not conflict with the 2040 Comprehensive plan and/or County Ordinances and would not alter the character of the neighborhood, nor would it materially, adversely affect the health or safety of persons residing or working in the area adjacent to the property or be materially detrimental to the public welfare of injurious to property or improvements in the area adjacent to the properties. The Laketown Town Board reviewed the request and recommended approval at their May 28, 2026, meeting with a comment to follow requirements of Carver County Environmental Services. Brinkman read the conditions for consideration if the request is approved. If the Board of Adjustment determines that a practical difficulty has not been identified, and that approving the variance would not serve in the interest of justice, the reasons supporting the denial would need to be identified.

Chairman Bruner asked the applicant to identify himself with his name and address.

Christopher Schiewe of Schiewe Septic, 13572 51st Av, stated he is the current septic service provider and an advanced septic designer working with the church on the design for the proposed building expansion.

Chairman Bruner asked the applicant if he had any additional comments.

Mr. Schiewe stated he had nothing to add to Ms. Brinkman's report.

Linda Mullen, Laketown Township supervisor, confirmed the Laketown Town Board's full support of the variance as requested.

No one was in attendance for public comment on this request.

A motion was made by Bielefeldt to close the public hearing. Gorra seconded the motion. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:09 p.m.

There were no additional comments or questions from any Board members.

A motion was made by Bielefeldt to **approve and issue Order PZ20260012** to allow for a reduced tank setback pursuant to Section 52.022 of the Carver County Code, for property legally described on the attached Exhibit "A". The Board of Adjustment further orders approval with the following conditions:

1. An SSTS compliance inspection report shall be completed and submitted to Carver County Environmental Services prior to completion of a SSTS design.
2. Oakwood Community Church will have an SSTS design completed by a licensed SSTS designer, and submitted for review and approval by Carver County Environmental Services.
3. An amended operating permit will be issued to reflect the proposed church and SSTS expansion including an updated service agreement with a licensed SSTS Service Provider.

Thompson seconded the motion for approval of the request. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

*Chairman Bruner asked for the record to indicate board member Steinhagen is now in attendance.

Public Hearing - File #PZ20260015 – Timothy & Rhea Kerber – Chairman Bruner called the public hearing to order at 7:11 p.m. to consider the application of Timothy & Rhea Kerber pursuant to Chapter 152 of the County Code. The purpose of the public hearing was to consider a request for reduced setback to a neighboring residence for a new contractor's yard pursuant to Chapter 152 of the County Code. The property is in Section 2 of Young America Township.

The following were present: Timothy Kerber, Virgil Vollbrecht, Ron Trick, John Green, Sandy Green

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 June 8, 2026

Exhibit F – Staff Report addressed to the Board of Adjustment and Young America Town Board dated June 22, 2026, and all attachments.

Whetstone stated the applicants own an approximate 5.01-acre parcel improved with a residential dwelling and several accessory buildings. They are requesting a variance to allow the establishment of a new contractor's yard for a trucking operation. The proposed operational area would be located approximately 300 feet from the nearest neighboring residence. The Carver County Zoning Code requires a minimum setback of 500 feet for a new contractor's yard and any residence not on the same parcel, reflecting an approximate 200-foot variance. The property owners operate Joe Kerber & Sons Trucking in Carver and are taking over the business from their father. They homestead and plan to operate the business from their property. The company currently has three drivers and eight trailers. Tim Kerber is the only employee who would park and store trailers on the property with the other two drivers keeping trailers on their own properties. Hours of operation vary due to delivery schedules, and the applicants are requesting the flexibility to operate 'round the clock'. The requested variance is for the proposed shop/office and parking area located approximately 300 feet from the neighboring residence to the west. The site plan indicates an existing 54' x 100' machine shed, which would be used

as a shop for trailer maintenance and office space. The owners are proposing to raise the sidewall height to 18 feet but are not proposing any expansion of the building footprint area. Future plans could include an on-site fuel tank. An existing shed east along the east side of the property would be used for storage. Whetstone used a color-coded site plan to illustrate the property and proposed uses of the structures and also the trailer parking area, truck turnaround and driveway access. If the variance is approved, the applicants intend to apply for a Conditional Use Permit for a new contractor's yard. The practical difficulty arises because the proposed operational area does not meet the required setback from the neighboring residence to the west. The Kerber's purchased the property after the existing accessory structures and driveway were built and did not plan to expand any structures or parking areas closer to the westerly neighbor. The variance is consistent with the intent of the Comprehensive Plan, and is not expected to substantially alter the character of the neighborhood or negatively impact government services. Granting the variance would not materially or adversely affect the health or safety of residents or workers in the area and would not be detrimental to public welfare or injurious to adjacent properties or improvements. The Young America Town Board reviewed the application and recommended approval at their May 12, 2026, meeting. Whetstone read the conditions for consideration if the request is approved. If the Board of Adjustment determines that a practical difficulty has not been identified, and that approving the variance would not serve in the interest of justice, the reasons supporting the denial would need to be identified.

Chairman Bruner asked the applicant if he had any additional comments.

Mr. Kerber stated the staff report covered all of the information. He stated they have made improvements to the property to try and shelter the truck parking area.

Ron Trick, Young America Township supervisor, reiterated the Town Board's recommendation for approval of the variance request. The property appears to be well-kept, and his intention is to be a good neighbor in the township.

Chairman Bruner opened the public hearing and asked to take public comments about the request.

John Green, 11680 County Rd 33, stated they moved to their property because it was agricultural. He expressed concern with the number of trucks that might be allowed on the property. He confirmed that their house is about 308 feet from the shed and that the shed isn't going to be moved, so they can't change the distance. He stated the code requirements are in place for a reason and maybe the owners could have searched for a property that would have been compliant with the code if their intention was to use it for a trucking business.

Sandy Green, 11680 County Rd 33, stated they do not want to live across from a 'truck stop' and have trucks running constantly or causing noise by 'jake braking' or trucks leaving at all hours. Mr. Green stated that in the past two or three weeks, Tim has parked the trucks further onto his property, so the idling noise does not affect them as much and there has been no jake braking into the property. They are asking for some respect and consideration as neighbors in the way that the trucks are handled and trying to reduce the noise. He made a comment from the township meeting referenced restricting the number of trucks allowed. He stated it's not necessarily the number of trucks as it is the noise level created by any number of trucks. He mentioned that they want to continue to be good neighbors and felt these issues could be worked out. They just wanted to make Tim aware that the truck noise is an issue.

Mielke clarified that the variance request deals with the existing structure location and the distance from an existing structure to the neighboring residence. The property owners wish to use that building with

modifications as a contractor's yard for the trucking business. The details of the contractor's yard operations will be discussed as a part of the Conditional Use Permit, if this variance is approved for them to move forward. The CUP application will deal with all aspects of the business plan including the parking areas, number of trucks, hours of operation, etc. He stated County Rd 33 is a busy road with many trucks that could cause noise and not just those from the Kerber's' site.

Mr. Green asked if there will be exhaust fans or venting in the modification of the building which would increase noise. He asked if that is being considered that it would be on a side of the building away from their property. Mr. Green acknowledged that after he talked with Tim, the truck noise has been reduced, and he feels that communication and letting their concerns be known will help resolve their issues.

Chairman Bruner asked the applicant if he had any additional comments.

Mr. Kerber replied he would address the operational concerns at the meeting for the CUP, as this variance request is for a setback from the structure. He stated that his recent conversation with Mr. Green was the first time he was aware of these issues. He stated that he can change some things now that he is aware it is bothersome to the neighbors. He also confirmed there are many trucks traveling that road every day that jake brake around the curve as they are approaching the roundabout.

Mrs. Green stated that the jake braking affects their dog and causes him to bark.

Ron Trick asked that the current discussion is not pertinent to the variance request and should be made as a part of the Conditional Use permit, if the variance is resolved. He confirmed the township board recommended approval of the variance request and has not had any complaints about this parcel in the past.

A motion was made by Bielefeldt to close the public hearing. Steinhagen seconded the motion. Chairman Bruner call for a vote on the motion to close the public hearing. All voted aye. Motion carried. The public hearing was closed at 7:32 p.m.

Bielefeldt stated the board is making a decision on a setback variance request based on a practical difficulty. He stated that he recognizes a practical difficulty has been identified and will support the variance request.

Selken agreed that there is a practical difficulty in that an existing building with modifications would serve the needs of the property owners, rather than construct another building on the property. The existing structure is within the minimum setback area; however, he feels it is a reasonable approach for the property owners to continue making a living. He will be in support of the variance request.

Bielefeldt offered a recommendation as a compromise to the situation stating the Department of Transportation has a new jake braking sign which could be placed on County Rd 33 for all of the traffic.

A motion was made by Thompson to **approve and issue Order 20260015** allowing for reduced setback from a neighboring residence for a contractor's yard on the property, pursuant to Section 152.079

(C)(10)(b) of the Carver County Zoning Code, for property legally described on the attached Exhibit "A". The Board of Adjustment further orders approval with the following conditions:

1. Prior to commencing the proposed contractor's yard, the permittee must obtain the required Conditional Use Permit (CUP) and any applicable building permits. All work must be completed in accordance with the submitted plan. The business operation shall comply with all applicable provisions of the Carver County Zoning Code and other relevant County ordinances. If the Conditional Use Permit request is denied by the County Board, this variance request shall be considered null and void.
2. If the future CUP application is approved, the approved operational area must not be located closer than approximately 300 feet from the neighboring residence at 11680 County Road 33. Any future site improvements, including a possible fuel storage tank, must remain within the approved operational area shown on the submitted site plan and may not encroach closer than approximately 300 feet from the neighboring residence.

Steinhagen seconded the motion for approval.

Chairman Bruner added his comments in support of the variance request and perceives the business as being positive for Carver County. He also noted the obligation to be a good neighbor

Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

Public Hearing - File #PZ20260018 – Dustin Brakemeier – Chairman Bruner called the public hearing to order at 7:35 p.m. to consider the application of Dustin Brakemeier pursuant to Chapter 152 of the County Code. The purpose of the public hearing was to consider a request for reduced front yard setback for a structure from a road pursuant to Chapter 152 of the County Code. The property is in Section 2 of Waconia Township.

The following were present: Dustin Brakemeier

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 June 8, 2026

Exhibit F – Staff Report addressed to the Board of Adjustment and Waconia Town Board dated June 22, 2026, and all attachments.

Mielke stated Dustin & Kelly Brakemeier own an approximate 1.81-acre parcel improved with a single-family dwelling with attached garage and two detached accessory structures. The applicants are requesting an after-the-fact variance for an existing 80-square-foot water-related accessory structure to remain at its current location, approximately 37 feet from the centerline of North Shore Rd. The structure meets the lake setbacks and is elevated and does not require a building permit because of its size. The Shoreland regulations require a 68-foot front yard setback for a structure from the road (North Shore Rd) and the property is located on both sides of the road which creates two front yards. This variance is the result of an enforcement action for the violation. The applicant's letter states it is not connected to any utilities and is used seasonally for storage and as temporary shelter during inclement

weather. Due to the change in elevation of the property, the structure is about 15 feet below the roadway and does not obstruct traffic sightlines. Mielke stated Lake Waconia has a defined water's edge, as reviewed by the County and the DNR, however, due to weather and ice heaves, the Ordinary High-Water Level (OHWL) of the lake is not what would be reflected with the natural edge of tree to water. The structure does meet the setback from the lake and is something that can be easily moved in the future, if necessary. Jacob McLain, Carver County Senior Environmentalist, reviewed the request and stated the current septic system needs a compliance inspection because it is in the Shoreland district. Alex Selle, Mn DNR Area Hydrologist, reviewed the request and stated he had no comments about a reduced setback from the road. The applicant's circumstances arise from a combination of self-created conditions and the site-specific property characteristics. The applicant prefers the current location because it allows boating and fishing equipment to be stored on the lakeside of North Shore Rd, reducing the need to transport items across the roadway and improving safety. Granting the variance would not materially or adversely impact the health or safety of nearby residents or workers and would not be detrimental to public welfare or injurious to surrounding properties. The variance does not appear to conflict with the County Comprehensive Plan or other County Ordinances and would not alter the essential character of the neighborhood. The Waconia Town Board reviewed the variance request at their April 27, 2026, meeting and recommended approval. Mielke read the conditions for consideration if the request is approved. If the Board of Adjustment determines that a practical difficulty has not been identified, and that approving the variance would not serve in the interest of justice, the reasons supporting the denial would need to be identified.

Dustin Brakemeier, 10770 North Shore Rd, stated the structure was initially constructed as an ice fishing house and now serves as a water-related storage structure. The compliance inspection was completed on his septic system on June 23, 2026, and was deemed compliant. He shared the certificate of compliance with the Board.

Mielke noted there was no one present representing the township, so the comments in the staff report are on the record.

No one was in attendance for public comment on this request.

A motion was made by Steinhagen to close the public hearing. Bielefeldt seconded the motion. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

Bielefeldt asked staff about the statement that the DNR hydrologist provided comments and then it was indicated that there were no comments regarding the variance.

Staff confirmed that the comment was that there were no comments.

Washburn asked for confirmation from the staff that the required compliance is for the residence on the property and not for the water-related structure, since there are no utilities connected to it.

Mielke confirmed it is a requirement of the DNR Shoreland regulations and also Environmental Services septic ordinance for septic system compliance on any property within the Shoreland District, prior to issuance of a variance or building permit.

Chairman Bruner stated his displeasure with after-the-fact variances and stated it is always best to check things out prior to doing something. He asked the applicant if he understood and agrees with the five conditions of the permit.

Mr. Brakemeier stated he read and agrees with the permit conditions.

Bielefeldt stated he visited the site and stated the structure is not visible from the roadway or obstructing anyone's view of the lake, so he will be supporting the variance request.

Thompson stated he will also support the variance request, citing the safety of being able to store things and not crossing the road with items.

A motion was made by Steinhagen to **approve and issue Order PZ20260018** to allow an approximately 80-square-foot accessory structure to remain approximately 37 feet from the centerline of North Shore Road, pursuant to Section 152.034 (D) of the Carver County Zoning Code, for property legally described on the attached Exhibit "A". The Board of Adjustment further orders approval with the following conditions:

1. The accessory structure shall remain in the location depicted on the submitted site plan.
2. No expansion of the structure shall occur without first obtaining all required permits and approvals.
3. Any future replacement of the structure shall comply with all applicable County regulations unless otherwise approved by the County.
4. Prior to issuance of the variance, the property owner shall provide documentation demonstrating compliance with Section 52.197 of the Carver County Subsurface Sewage Treatment System (SSTS) Ordinance, including completion of an SSTS compliance inspection and submission of any required documentation to Environmental Services.
5. The structure shall remain a water-oriented accessory structure and shall not be converted to habitable space or connected to utilities without obtaining all required permits and approvals.

Selken seconded the motion for approval. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

Public Hearing - File #PZ20260016 – Joshua Breeggemann –Chairman Bruner called the public hearing to order at 7:53 p.m. to consider the application of Joshua Breeggemann pursuant to Chapter 152 of the County Code. The purpose of the public hearing was to consider a request for exceeding structure size, total height, sidewall height and total parcel setback for a structure from a septic tank pursuant to Chapter 152 of the County Code. The property is in Section 11 of San Francisco Township.

The following were present: Joshua Breeggemann, Meghan Williams, Matt Eklo

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 June 4, 2026

Exhibit F – Staff Report addressed to the Board of Adjustment and San Francisco Town Board dated

June 18, 2026, and all attachments.

Mielke stated applicants, Joshua Breeggemann and Meghan Williams, own an approximate 4.2-acre parcel improved with a single-family house and attached garage. The property is in the plat of River Trails Estates, which was created as a Residential Cluster development. This zoning district was allowed in the late 1990's /early 2000's and since has been discontinued by the County Board as a density development option. The regulations are still in the County Zoning Code and apply to the Residential Cluster districts which were established prior to their discontinuation. The applicant is requesting variances to construct an approximate 1,440-square foot accessory structure, with 14-foot sidewall height, total structure height of 23 feet and total parcel personal storage space of 2,088 square feet. The Residential Cluster regulations restrict the size of a single detached accessory structure to 1,250 square feet, (190 square foot variance) maximum side wall height of 12 feet (2-foot variance), total structure height of 17 feet (6-foot variance), and total parcel personal storage of 2,000 square feet (88 square foot variance). The proposed location of the structure meets all setback requirements, including setback from an identified bluff. The proposed structure will not interfere with the current septic or alternate septic locations. The applicant submitted photos of the lot, as well as 3-D images of the proposed structure. The structure will be used for personal storage of recreational and property maintenance equipment, a camper, skid loader, attachments, vehicles, and other maintenance items. The additional sidewall height is to provide adequate clearance for the camper storage and overhead doors. The applicant received and submitted letters of support of the request from two neighboring property owners. Abigail Ernst, Carver County Water Resources Program Analyst, reviewed the request and stated no permit will be needed from the Water management Organization for this work. Jacob McLain, Carver County Senior Environmentalist, stated the current septic system is compliant and the proposed construction will not interfere with the alternate septic site. The circumstances creating the need for the variance relief appear to be largely self-created, however, unlike parcels in the Agricultural Zoning District, the Residential Cluster District imposes strict limits on accessory structure size and total personal storage space. The applicant asserts that the requested variances represent the minimum necessary to allow the project to proceed as designed. The surrounding neighborhood consists of agricultural uses and single-family residences. Granting the variance is not anticipated to adversely impact the health or safety of nearby residents or be detrimental to public welfare of injurious to surrounding properties or improvements. The variances to not appear to conflict with the current Comprehensive Plan or other applicable County Ordinances and are not expected to substantially alter neighborhood character or negatively affect government services. The San Francisco Town Board reviewed the request at their June 8, 2026, meeting and did not provide a recommendation at that time. They intend to provide comments at the July 1, 2026, meeting of the Board of Adjustment. Mielke read the conditions for consideration if the request is approved. If the Board of Adjustment determines that a practical difficulty has not been identified, and that approving the variance would not serve in the interest of justice, the reasons supporting the denial would need to be identified.

Chairman Bruner asked the applicant if he had any additional comments.

Josh Breeggemann, 16750 Crosby Ln, confirmed they are looking to keep their equipment and toys well-kept in a shed and want to be respectful of the neighborhood in keeping the property neatly maintained.

Scott Selken, speaking as San Francisco Township supervisor, stated the San Francisco Town Board voted unanimously to recommend approval of the request at their June 8, 2026, meeting.

No one was in attendance for public comment on this request.

A motion was made by Bielefeldt to close the public hearing. Steinhagen seconded the motion. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 8:07 p.m.

Steinhagen commended the applicants for making the request for multiple variances that will offer them the structure that will suit their needs.

Thompson echoed Steinhagen's comments and stated the variances seem modest and should help to keep the property well-kept and equipment and things stored out of sight.

Bielefeldt stated he visited the site and acknowledged a practical difficulty in that the Residential Cluster regulations are more restrictive than in the Agricultural District. He recognized that the applicants had worked to limit the amount of storage space needed to keep the variance requests within reason.

Chairman Bruner also visited the site and stated storing all of the items inside a shed will be much more pleasing to the neighbors than having all of the items outside in the yard. He commented that the neighborhood is well-maintained and this will help to keep the property neat.

A motion was made by Bielefeldt to **approve and issue Order PZ20260016** variances to allow for increased square footage of a single accessory structure, increased total structure height, increased sidewall height, and increased parcel personal storage square footage for the property in the Residential Cluster Zoning District, pursuant to Section 152.178 (C)(1) of the Carver County Zoning Code, for property legally described on the attached Exhibit "A". The Board of Adjustment further orders approval with the following conditions:

1. The Permittee shall obtain all required building permits prior to construction of the accessory structure. The structure shall not exceed approximately 1,440 square feet in building footprint, shall be limited to a single-story design, shall not exceed an overall height of approximately 23 feet, and shall have a sidewall height no greater than approximately 14 feet. The total personal storage space on the parcel shall not exceed approximately 2,088 square feet.
2. A site plan, grading plan, and erosion and sediment control plan shall be prepared and submitted as part of the building permit application.
3. No additional accessory structures or additions to existing structures that would increase accessory storage space shall be constructed on the property without obtaining a new variance approval.

Thompson seconded the motion for approval. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

Adjournment

A motion was made by Bielefeldt and seconded by Selken to adjourn. Bruner called for a vote on the motion. All voted aye. The meeting was adjourned at 8:10 p.m.