

# AGENDA

## LE SUEUR COUNTY BOARD OF ADJUSTMENT

**MEETING DATE:** MARCH 5, 2026

**TIME:** 3:00 PM

**PLACE:** Le Sueur County Government Center  
88 S. Park Avenue, Le Center, MN 56057  
1<sup>st</sup> Floor, County Commissioner's Boardroom

**VIRTUAL:** Online via Microsoft Teams  
Dial in by phone: 1-469-850-4198  
Meeting ID: 216 544 366 080 56  
Passcode: Sz6bP7YU  
Please contact the Department for information on how to attend virtually.

**ONSITE DATE:** MARCH 5, 2026

**ONSITE TIME:** 11:30 AM

**ALT. DATE:** MARCH 9, 2026 – This alternate date will be used in case of inclement weather or extenuating circumstances which would not allow the Public Hearing to be held on the original date.

**\*\*Board of Adjustment Members if you CANNOT be at the meeting or onsite contact the Department at 357-8538\*\***

1. Call to Order
2. Agenda Additions/Corrections/Approval  
Meeting Minutes **JANUARY 8, 2026.** Additions/Corrections/Approval
3. Applications

**ITEM #1: FRANKLIN SCHWARTZ & YVETTE BENSE, KASOTA, MN (APPLICANT/OWNER):** Request the County grant an extension of Variance (#BOA-000533-2024 approved March 6, 2025) from the Le Sueur County Zoning Ordinance for Intensifying the Use of a Nonconforming Structure to accommodate the conversion of an existing attached garage into living space; and to reduce the required setback to the side yard lot line (north) from 10 feet to 5 feet; and, reduce the required setback to the Road Right-of-Way (ROW) from 25 feet to 21 feet to accommodate a 24' X 24' Detached Garage; and increase the maximum allowed Impervious Surface Coverage on a lot to 46.6% in a Recreational Residential "RR" Shoreland District of Lake Washington, a Recreational Development "RD" Lake. The subject parcel is Lot 17 of Baker Bay Subdivision, and part of Government Lot 3, Section 12, Kasota Township. **VARIANCE IS FOR INTENSIFYING THE USE OF A NONCONFORMING STRUCTURE, SIDE YARD SETBACK, ROAD ROW SETBACK, AND IMPERVIOUS SURFACE.**

**ITEM #2: \*\*\*WITHDRAWN\*\*\* SCOTT M & KATIE E THOMPSON, MANKATO, MN (APPLICANT/OWNER):** Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the exempted setback to a Private Road Right-Of-Way (ROW) from 60 feet to 30 feet; and reduce the exempted setback to the Ordinary High Water Level (OHWL) from 58 feet to 52 feet; and increase the maximum allowed Impervious Surface coverage on a lot from 25% to 27.54% to accommodate a new Single-Family Dwelling in a Recreational Residential "RR" Shoreland District of German Lake, a Recreational Development "RD" Lake. The subject property is Lot 32 of Glen's Beach Subdivision in Section 4, Elysian Township. **VARIANCE IS FOR ROAD ROW SETBACK, OHWL SETBACK, AND IMPERVIOUS SURFACE.**

**ITEM #3: AMANDA WILKMAN, HERMOSA BEACH, CA (APPLICANT/OWNER):** Requests the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback from a Township road Right-Of-Way from 65 feet to 36 feet; and reduce the exempted setback to a Side Yard lot line from 10 feet to 7 feet; and increase the maximum allowed Impervious Surface coverage on a lot from 25% to 25.8% to accommodate a new Single-Family Dwelling in a Recreational Residential "RR" Shoreland District of Lake Jefferson, a Recreational Development "RD" Lake. The subject property is Lot 5 of Edgewater Terrace Subdivision in Section 3 of Cleveland Township. **VARIANCE IS FOR ROAD ROW AND SIDE YARD SETBACKS, AND IMPERVIOUS SURFACE.**

- ITEM #4: CHAD ZIEMKE, MANKATO, MN (APPLICANT); DEANNE NELSON, MADISON LAKE, MN (OWNER):** Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the exempted setback to a Township Road Right-Of-Way (ROW) from 25 feet to 15 feet; and reduce the exempted setback from a side yard lot line (westerly) from 10 feet to 2 feet; and to increase the maximum structure height from 20 feet to 25 feet; and to increase the maximum allowed Impervious Surface coverage on a lot from 25% to 27.9% to accommodate a 28' x 34' detached garage in a Recreational Residential "RR" Shoreland District of Lake Washington, a Recreational Development "RD" lake. The subject property is Lot 11 of Kennywood Beach Subdivision, Section 18, of Kasota Township. **VARIANCE IS FOR ROAD ROW AND SIDE YARD SETBACKS, STRUCTURE HEIGHT, AND IMPERVIOUS SURFACE.**
- ITEM #5: KEVIN L BUSCHO & JOYCE L BUSCHO, KILKENNY, MN (APPLICANT/OWNER):** Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback from a County Road Right-of-Way (ROW) from 75 feet to 56 feet, and to enlarge a lawful nonconforming structure to accommodate a 25' x 33' dwelling addition in the Agriculture "A" District. The subject property is located in part of the W 1/2 of the SW 1/4, Section 11 of Waterville Township. **VARIANCE IS FOR ROAD ROW SETBACK AND ENLARGING A NONCONFORMING STRUCTURE.**
- ITEM #6: JAMES & MARILYN KLUNTZ, CLEVELAND, MN (APPLICANT/OWNER):** Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback from a Township Road Right-of-Way (ROW) from 65 feet to 55 feet; and reduce the required setback from a Township Road Right-of-Way (ROW) from 65 feet to 52 feet; and enlarge a lawful nonconforming structure to accommodate a 16' x 18' dwelling addition, a 20' x 12' deck, and a 4' x 12' front porch in a Recreational Residential "RR" Shoreland District of Lake Jefferson, a Recreational Development "RD" Lake. The subject property is Lot 4, Block 2, Kluntz's Lakewood Knoll, Section 1 of Cleveland Township. **VARIANCE IS FOR ROAD ROW SETBACK AND ENLARGING A NONCONFORMING STRUCTURE.**
- ITEM #7: JAMES A HOEFS, NEW PRAGUE, MN (APPLICANT); JAMES A HOEFS TRUST & DONNA M HOEFS TRUST, NEW PRAGUE, MN (OWNER):** Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required separation distance between an existing Animal Feedlot to an existing dwelling on an adjacent lot from 1,000 feet to 97 feet; and reduce the required setback between an existing Animal Feedlot to an existing dwelling from 1,000 feet to 775 feet; and reduce the required setback between the structure of an Animal Feedlot to a lot line from 100 feet to 15 feet; and reduce the required setback from an accessory structure to a side yard lot line from 15 feet to 6 feet to accommodate a 115' x 70' barn and a property split and combination to adjust existing lot lines. The subject property is located in the SE 1/4, Section 30 of Lanesburgh Township. **VARIANCE IF FOR FEEDLOT SEPARATION DISTANCE AND LOT LINE SETBACK.**
- ITEM #8: JAMES A HOEFS, NEW PRAGUE, MN (APPLICANT); JASON & EMILY HOEFS, NEW PRAGUE, MN (OWNER):** Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required separation distance between an existing dwelling and an existing Animal Feedlot from 1,000 feet to 97 feet; and reduce the required Lot Depth from 300 feet to 250 feet; and reduce the required Buildable Area from 16,335 square feet to 10,086 square feet to accommodate a property split & combination to adjust existing lot lines. The subject property is located in the NE 1/4 of the SE 1/4, Section 30 of Lanesburgh Township. **VARIANCE IS FOR SEPARATION DISTANCE TO A FEEDLOT, LOT DEPTH, AND BUILDABLE AREA.**
- ITEM #9: RICHARD & ANN RYNDA, MONTGOMERY, MN (APPLICANT/OWNER):** Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required acreage from 40 acres to 20 acres to accommodate a Temporary Dwelling for farm labor in an Agriculture "A" District. The subject property is located on the E 1/2 of the SE 1/4 of Section 31, of Lanesburgh Township. **VARIANCE IS FOR LOT SIZE.**

4. Discussion Items
5. Warrants/Claims
6. Adjourn

**Board of Adjustment Hearing Procedure:** The Chair calls the meeting to order, then calls the item to be heard and asks the Applicant or representative present to come to the podium to answer any questions or present any comments. The Chair opens the meeting to the public. Each speaker comes to the podium and states their name for the record prior to making a statement or posing a question. All questions or comments are to be directed to the Board, not the applicant. After the public comment period is closed, the Board of Adjustment publicly discusses the information and reviews the findings before making a motion. All meetings are recorded.