

RICE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT MEMORANDUM

TO: Board of Adjustment
 FROM: Marilee DeGroot, Rice County Environmental Health Administrator
 HEARING DATE: September 7, 2017
 SUBJECT: Bodensteiner –Setbacks for Holding Tank

SUMMARY OF THE APPLICATION

Dan Bodensteiner on behalf of landowner Janice Chappuis have applied for a 24-ft variance from the 50-ft lake setback to allow placement of a Septic Holding Tank 26 ft from the Ordinary High Water Line of French Lake a General Development Lake.

The proposed Holding Tank will replace an existing non-compliant metal tank located approximately 20 feet from French Lake. Proposed tank will be vacuum tested for watertightness and be equipped with an audible/visual alarm notification device to inform Owner when pumping is required.

Application Data

APPLICANT: Dan Bodensteiner

LOCATION: Outlot B of Chappuis French Lake Dairy. Rice County Parent parcel ID# 0913176003- Cabin # 24 secondary leased parcel ID# 0913150906 Section 13, Shieldsville Township, Rice County, Minnesota.
 The property address is 17436 Gary Trail Cabin #3, Faribault MN 55021

ZONING: GDS, Shoreland

Lot Area/Dimensions

	Lot Area
Parcel Outlot B	15,246-sqft
Min Requirement	20,000-sqft

Building Details/Requirements

	Road Right of Way/Front property line setback	French Lake Setback	Other property line setbacks	Structure
Proposed Septic Holding Tank	10ft.	26ft.	10ft.	10ft.
Requirements/ limitations	10ft. Min	50ft. Min	10ft. Min	10ft. Min

Location

The subject property is located on the south west side of French Lake and on the east side of Gary Trail approximately 5-miles west of Faribault.

Roads and Access

The site is accessed by an existing roadway from Gary Trail.

Existing Site Conditions

Photos of the property will be presented at the meeting.

Proposed Site/Building Design

See attached plans.

Ordinance Section

Rice County Sewage and Wastewater Treatment Ordinance 714.02

CONDITIONS OF APPROVAL

If approved, conditions might include:

1. The variance is to allow for a Septic Holding Tank to be located 26 feet from the OHWL of French Lake as shown on the applicants submitted site plan, subject to compliance with all other Ordinance regulations.
2. Submitted plans shall be followed.
3. Proposed tank to be vacuum tested for watertightness and be equipped with an audible/visual alarm notification device.
4. This variance shall be void if a septic permit for the proposed tank is not obtained and the tank installed within one year of the variance approval.
5. Failure to comply with the terms of this variance may result in termination of the Variance.