

LYNDEN TOWNSHIP
PUBLIC HEARING – VARIANCE
RYAN VOSS
MAY 28, 2026

Those present were Supervisors Jaime Schultz-Ludenia, Scott O’Konek, and Todd Voight, Clerk Kelli Schuh and Planning Administrator James Kantor. Chair Schultz-Ludenia opened the meeting at 6:30 p.m., led the pledge of allegiance and opened the public hearing.

The purpose of tonight’s meeting is to consider a Variance application submitted by Ryan Voss at 18609 Dover Rd, Clearwater MN requesting a 6-foot after-the-fact variance. A variance is required according to Section 9.9.9 of Stearns County Zoning Ordinance #439 adopted by reference as Lynden Township Ordinance #7. The subject property is 19.10749.0000 described as Lot 001 Lumley Add Section 08 Township 122 Range 027.

The Planning Commission reviewed the application, conducted a site visit on April 20, 2026 formulated their Findings of Fact with conditions, and recommended approval as set out in their minutes.

Correspondence was received from neighbor Sue Haller, 18535 Dover Road, who in support of the application.

Neighbors Tara Zieglmeier, 18643 Dover Road, and Sue Geyen, 18573 Dover Road, are present and are in support of the application

O’Konek made a motion to close the public input portion of the public hearing at 6:40 p.m., seconded by Schultz-Ludenia, all in favor, motion passed.

The Board reviewed the Planning Commission’s (PC) Findings of Fact for the proposed variance. O’Konek made a motion adopt the PC’s Finding of Fact as the Board’s findings, seconded by Schultz-Ludenia, all in favor, motion passed. The Board’s Findings of Fact are held within a separate document. Discussions were held on the conditions. A survey done on the property showed that a variance of 7.5 feet is required, 2.5 feet more than originally estimated. The Board updated the conditions to reflect this change.

Schultz-Ludenia made a motion to approve variance application 26-01 for PID 19.10749.0000 to allow a 7.5 foot after-the-fact variance, seconded by Voigt, all in favor, motion passed. The conditions are:

1. Variance approved for 7.5 feet of the existing building on the southwest corner of the property.
2. No additional building within the setback.
3. The property owner will save, defend, and hold the Township harmless in granting this variance.

O’Konek made a motion to adjourn the meeting, seconded by Schultz-Ludenia, all in favor, motion passed. Meeting adjourned at 6:42 p.m.

Respectfully submitted,

Kelli Schuh, Clerk

Jaime Schultz-Ludenia, Chair