



Planning & Zoning Commission

Tuesday, September 23, 2025 at 6:00 pm

1. Call to Order

Members Corbin, Landrus, Nelson, Sexton, Suchy

2. Roll Call

3. Approval of Minutes - July 7, 2025

Attachments:

- **Draft Minutes July 7, 2025, Planning & Zoning Commission** (7-7-2025_Draft_Planning_Zoning_Commission_Minutes.pdf)

4. Public Hearings -Public Hearings - Variance Request at 81 7th Street S (Jill Crowe) PID 23-0417000

NOTICE IS HEREBY GIVEN that the Dassel Planning & Zoning Commission/Board of Adjustment and Appeals will hold a Public Hearing at the Dassel City Hall, 460 Third St, Dassel, MN on Tuesday, September 23, 2025, at 6:00 p.m. to consider the following Variance Application:

Jill Crowe, 81 7th Street S, Dassel, PID 23-0417000 zoned R-1 Residential has made application for a variance to the side yard setback requirement of 10' and maximum side wall height of 9'. The request is to allow construction of a 31' x 23' garage with the following variances: side yard setback of 4' (north property line) and wall height of 9'9".

Written Comment received on September 2, 2025, from James Rieger in support of the variance.

Attachments:

- **Public Notice for Variance Hearing** (20250923_P_Z_Variance_Hearing_RESCHEДУ LED_-_81_7th_St_S_Crowe.pdf)
- **9-2-2025 Email from James Rieger in Support of Variance** (9-2025_Comments_Regarding_Variance_for_Public_Hearing.pdf)

5. Additions or Omissions to Agenda

6. Business Items

- Motion to approve or deny Variance Application for PID 23-0417000, 81 7th Street S (Jill Crowe) of a side yard setback of 4 feet for a new accessory structure and side wall height of 9' 9" and recommend such to the City Council.**

Jill Crowe has submitted a variance application for 2 variances to construct a 24" x 32" accessory garage.

Section 153.036 (E) 6. i. requires a minimum side yard setback of 10'. The applicant is requesting a variance to allow a 4-foot side yard setback. Section 153.071 (C) limits the maximum side wall to 9' in height. The applicant is requesting a variance to allow a side wall height of 9' 9".

Attachments:

- **Staff Report and Variance Application** (9-18-2025_Staff_Report_-_81_7th_St_S_Variance_w_Attachments_.pdf)

b. Discuss Board Member term of appointment

Nick Corbin term expires 12/31/2025

At the July 21, 2025, City Council meeting, Al Sextons term was approved to Dec. 31, 2026, and Isaac Nelson term was approved to Dec. 31, 2027.

Attachments:

- **Dassel Ordinance Chapter 32.01 Planning Commission** (Dassel_Ordinance_-_Planning_Commission.pdf)

7. Adjourn

Contact: Renee Mary Eckerly (renee.eckerly@dassel.com 320-275-2454) | Agenda published on 09/19/2025 at 11:00 AM

Dassel, MN
Planning & Zoning Commission

Minutes

Monday, July 7, 2025 at 6:00 pm

1. Call to Order

Minutes:

Meeting called to order by Chair Sexton at 6:01 pm.

2. Roll Call

Members Corbin, Landrus, Nelson, Sexton, Suchy

Minutes:

Members present: Nelson, Landrus, Suchy and Chair Sexton. Members absent: Corbin. June 16, 2025 City Council appointed Al Suchy to the Planning Commission with term 2025 to December 31, 2026.

Others present:

Roger & Sandi Toft 139 Highland Circle Geri Nyman 137 Highland Circle Janice Pederson 127 Highland Circle Donna Mattson 129 Highland Circle Mary Ann Krol 125 Highland Circle Deb Suchy 22257 730th Ave

3. Approval of Minutes - June 9, 2025

Minutes:

Motion by Sexton, seconded by Landrus to approve the minutes as presented. Motion carried.

4. Public Hearings - Amendment to Planned Unit Development - Highland Circle Block 5 lots 1-4 & 25-28

Minutes:

Chair Sexton opened the Public Hearing at 6:03 pm Residents of Highland Circle Roger & Sandi Toft, Mary Ann Krol, Geri Nyman and Donna Mattson all spoke on issues irrelevant to what was on the agenda including parking, what would be developed in the center and facade of future structures.

Sarah Swedburg, City Planner reviewed the proposed Amendment stating The Applicants seek to amend the PUD to allow single family structures on Lots 1 through 4 and Lots 25 through 28, Block 5, Highland Meadows. The proposed property line adjustment is to accommodate the full building envelope of each single-family structure, the Applicants have also submitted a lot line adjustment to enlarge Lots 1 through 4 and Lots 25 through 28, Block 5, Highland Meadows (see attached lot line adjustment survey for full detail). This lot line adjustment creates lots approximately 38' wide by 85.41-90' long. This lot line adjustment does not change the number of units that would be developed in this area.

Chair Sexton closed the Public Hearing at 6:47 pm.

5. Additions or Omissions to Agenda

6. Business Items

a. Motion to approve the PUD Amendment and Lot Line Adjustment for Highland Circle

Block 5 Lots 1-4 & 25-28 and recommend to the City Council.

Minutes:

Motion by Sexton, seconded by Landrus to approve the request for single-family structures with 3' side yard setbacks on Lots 1 through 4 and Lots 25 through 28, Block 5, Highland Meadows should be subject to the following conditions: 1. The requested lot line adjustment by the same applicants is approved by Planning Commission. 2. The requested easement vacation by the same applicants is approved by City Council. 3. The applicant shall record the appropriate documents in the Office of the County Recorder within 120 days after the date of City Council approval and furnish the City Clerk with a copy of the recorded documents prior to issuance of a building permit. 4. All structures shall be constructed on the lots of record. No overhangs or construction over property lines shall be allowed. 5. All development in Highland Circle must comply with all city and state requirements, inclusive of building and fire codes, and must be issued a building permit with an approved grading plan prior to construction. Motion carried.

Motion by Sexton, seconded by A. Suchy to approve the lot line adjustment as presented in the attached Certificate of Survey with the following conditions: 1. The requested PUD amendment by the same applicants is approved by Planning Commission and City Council prior to recording. 2. The requested easement vacation by the same applicants is approved by the City Council. 3. The applicant shall record the appropriate documents in the Office of the County Recorder within 120 days after the date of Planning Commission approval and furnish the City Clerk with a copy of the recorded documents prior to issuance of a building permit. 4. All structures shall be constructed on the lots of record. No overhangs or construction over property lines shall be allowed. 5. All development in Highland Circle must comply with all city and state requirements, inclusive of building and fire codes, and must be issued a building permit with an approved grading plan prior to construction. Motion carried

b. Discuss Board members terms of appointment.

Minutes:

Motion by Sexton, seconded by Nelson to approve the extension of the following appointments. Al Sexton term expires 12/31/2026 Isaac Nelson term expires 12/31/2027

Motion carried.

Administrator Eckerly will reach out to Corbin to discuss the extension of his appointment.

7. Adjourn

Minutes:

Motion by Sexton, seconded Nelson to adjourn the meeting at 7:08 pm. Motion carried.



**CITY OF DASSEL
PLANNING & ZONING COMMISSION/BOARD
OF ADJUSTMENT & APPEALS
PUBLIC NOTICE
VARIANCE HEARING
SEPTEMBER 23, 2025**

This Public Hearing needed to be rescheduled due to a publication error in the newspaper. If you have sent in comments, you do not need to resend them. Sorry for any confusion this may cause.

NOTICE IS HEREBY GIVEN that the Dassel Planning & Zoning Commission/Board of Adjustment and Appeals will hold a Public Hearing at the Dassel City Hall, 460 Third St, Dassel, MN on Tuesday, September 23, 2025, at 6:00 p.m. to consider the following Variance Application:

Jill Crowe, 81 7th Street S, Dassel, PID 23-0417000 zoned R-1 Residential has made application for a variance to the side yard setback requirement of 10' and maximum side wall height of 9'. The request is to allow construction of a 31' x 23' garage with the following variances: side yard setback of 4' (north property line) and wall height of 9'9".

All persons interested are invited to attend said hearing, at which time both oral and written comments may be presented. Written comments may be submitted at any time prior to the meeting by mail: City of Dassel, PO Box 391, Dassel, MN 55325 or by email: renee.eckerly@dassel.com.

Renee Eckerly
City Administrator
City of Dassel

Mailed 9-3-25
Posted 9-3-25
Published 9-12-25 & 9-19-25

The city is an equal opportunity provider and employer.

Tracey Bergum

From: Jaw Sum <jawsum2@gmail.com>
Sent: Tuesday, September 2, 2025 9:16 PM
To: Tracey Bergum
Subject: Re: Crowe Variance Request

Hi Tracey,

I James Rieger give Jill Crowe full permission to proceed with her garage building project that is within 10 feet of my property line.

Thank you

James Rieger
Ph 320.248.9339

91 7th st
Dassel MN, 55325

Sent from my iPhone

On Sep 2, 2025, at 13:10, Tracey Bergum <tracey.bergum@dassel.com> wrote:

Have a great afternoon!

Tracey Bergum, MCMC
City Clerk/Treasurer
<image001.jpg>
City of Dassel
PO Box 391
Dassel, MN 55325
tracey.bergum@dassel.com
P 320-275-2697
F 320-275-2713

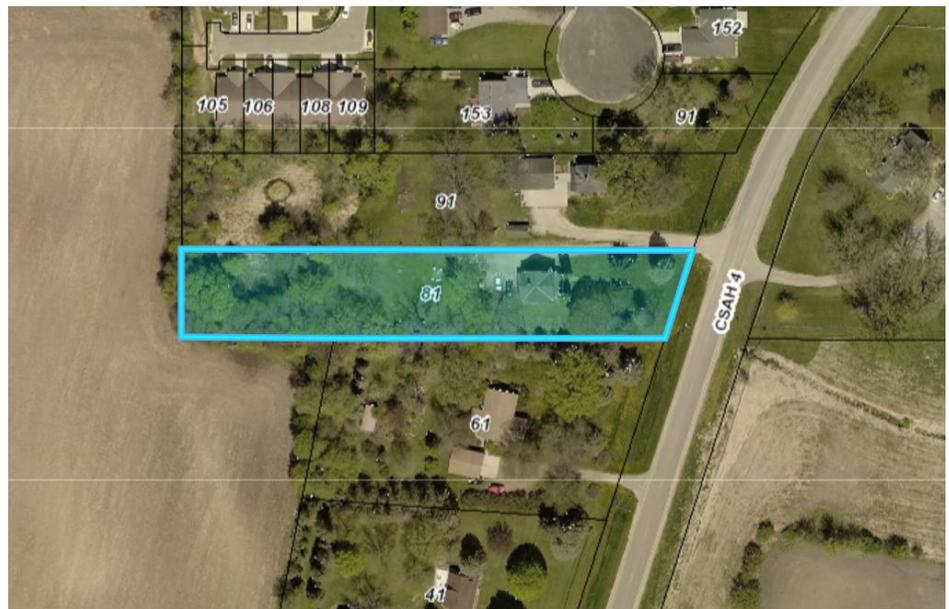
The City of Dassel is an Equal Opportunity Provider and Employer.

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TO: Planning & Zoning Commission
FROM: Sarah Swedburg, Planning Consultant
SUBJECT: Variance Request, 81 7th St S
DATE: September 23, 2025

Background Information: The applicant and owner, Jill Crowe, is requesting two variances for the property located at 81 7th St S (CSAH 4). The lot is approximately 1.01 acres and has a width of 88.62 feet, well exceeding the minimum lot standards of the zoning district. The applicant is proposing to construct a 24' x 32' (768 square feet) detached garage in the side yard with 9' 9" sidewalls. The lot is served by an unpaved driveway and currently has a single-family dwelling with a small accessory shed in the rear yard. The previous detached garage with a non-conforming side yard setback and chicken coop have been removed from the property.



The applicant is requesting a side yard setback of 4 feet for the new accessory structure. The applicant has stated the purpose for this variance request is because of the design of the existing shared driveway and desire to maximize the open space in the backyard. Although this would be an improvement from the previous accessory structure setback, a variance is needed before construction of the accessory garage.

The applicant has not indicated the reason for requesting a variance to the side wall height maximum. The property is able to support a garage that meets zoning requirements by not exceeding 9'.

Zoning: This property is zoned R-1 (One Family Residential). It is not within the shoreland overlay district. Accessory structures are permitted outright in this zoning district.

Request: The applicant is requesting two variances to construct a 24' x 32' accessory garage.

Section 153.036 (E) 6. i. requires a minimum side yard setback of 10'. The applicant is requesting a variance to allow a 4-foot side yard setback.

Section 153.071 (C) limits the maximum side wall to 9' in height. The applicant is requesting a variance to allow a side wall height of 9' 9".

Minnesota Statutes: Chapter 462.357, Subdivision 6 (2) of Minnesota statutes states, *"Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance."*

City Code: Section 153.103 of the City Code states:

"(B) Variances shall only be permitted:

(1) When they are in harmony with the general purposes and intent of the ordinance; and

(2) When the variances are consistent with the comprehensive plan.

(C) "Practical difficulties," as used in connection with the granting of a variance, means that:

(1) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;

(2) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and

(3) The variance, if granted, will not alter the essential character of the locality.

(D) Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems"

Recommendation: The commission should review the application and consider the above stated findings of fact to consider approval or denial of the application.

Findings of fact to deny the variance may include:

1. Accessory buildings are a permitted incidental use in the Zoning District. The requested variance will facilitate the construction of the accessory structure.
2. The requested variances **are not** the minimal requests to reasonably use the property.
 - a. The applicant has alternative options and open space to meet the 10' side yard setback.
 - b. The property supports a 9' accessory structure that meets zoning requirements.
3. The plight of the landowner **is not** due to unique circumstances not created by the landowner. While the shared driveway location and the location of the single family residence was not constructed by the landowner, neither of these property characteristics prohibit meeting the side yard setback requirements.
4. The variances will not alter the essential character of the locality as the surrounding properties also have accessory buildings.

Should the Planning Commission move to approve the Variances, approval of the variances should be subject to the following conditions:

1. The applicant shall obtain all necessary permits prior to construction including but not limited to a building permit.

Variance Request, 81 7th St S
September 23, 2025

2. The property boundaries must be identified and marked prior to any work on the site.
3. A grading plan must be submitted and approved by the City Engineer prior to any grading on the site. Existing drainage patterns should be maintained.
4. The use must comply with all other provisions of the City Code.

The Planning Commission should consider whether approval of this variance should include any additional conditions to protect the public health, safety, and welfare.

Attachments:

1. Copy of Application
2. Public Hearing Notice



FOR OFFICE USE ONLY

Date Complete Application was Received: _____

Application Fee: _____

Date Fee Received: _____

VARIANCE CHECKLIST

This form applies to requested changes under Zoning Code Section 153.103 (B). The applicant shall submit the following required information to the City.

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> | Property owner's names and addresses within 350 feet of the outer boundaries of the property in question | JAMES RIEGER 91 7 th ST Dassel 320 248-9339 |
| <input checked="" type="checkbox"/> | Boundary survey a certified survey by a registered land surveyor of the site | North Star Surveying Inc |
| <input checked="" type="checkbox"/> | To scale site plan of existing conditions | (ATTACHED) |
| <input checked="" type="checkbox"/> | To scale site plan of proposed conditions | |
| <input checked="" type="checkbox"/> | A detailed written description of the variance request | |
| Multi-family residential, commercial, industrial and public and semi-public structures shall also submit the following information: | | |
| <input checked="" type="checkbox"/> | Preliminary building and site plans | |
| <input checked="" type="checkbox"/> | Complete preliminary drawings | |
| <input checked="" type="checkbox"/> | Dimensional parking and loading arrangement | |
| <input checked="" type="checkbox"/> | Vehicular and pedestrian access and egress | |
| <input checked="" type="checkbox"/> | Surface and drainage plan | CONCRETE APRON OFF GARAGE DOORS; AGGREGATE DRIVE |
| <input checked="" type="checkbox"/> | Landscaping plan | NEW GRASS |
| <input checked="" type="checkbox"/> | Utility plan | IN FLOOR HEAT ROUGH IN ONLY - NO INTERIOR INSULATION/FINISH |
| NA | Screening plan | EXISTING LINE OF TREES ALREADY DIVIDE LOTS |
| NA | Size and location of all signs and other site improvements | |
| <input checked="" type="checkbox"/> | Building floor plans | |
| <input checked="" type="checkbox"/> | Building elevations | NA |

Variance Fee: \$300

(Fee must be attached to application and paid prior to scheduling the hearing date)

Payable to:
City of Dassel
PO Box 391
Dassel, MN 55325

Questions? Call (320) 275-2454



Application Type (check all that apply)

| | | | |
|-------------------------------------|---|--------------------------|---|
| <input checked="" type="checkbox"/> | Variance § 153.103 | <input type="checkbox"/> | Zoning Map Amendment § 153.104 |
| <input type="checkbox"/> | Conditional Use Permit § 153.102 | <input type="checkbox"/> | Minor Subdivision (see city staff) |
| <input type="checkbox"/> | Lot Consolidation/Lot Line Adjustment §152.12 | <input type="checkbox"/> | Planned Unit Development (see city staff) |

Please submit additional information per the checklist along with this land use application

Property and Project Information

| | |
|-------------------------------|--|
| Address of Project | 81 7th St So. Dassel, MN 55325 |
| Legal Description of Property | S 1/2 of Lot A |
| Parcel ID | 23-0417000 |
| Zoning District | R-1 |
| Brief Description of Request | NEW GARAGE - 2 STALL |
| Why is this request needed? | A SURVEY WAS PERFORMED WITH HOME IMPROV. LOAN AND EXISTING GARAGE WAS ON NEIGHBORS PROPERTY LINE ALSO DRIVEWAY WITH CURBATURE 2 FT OVER PROPERTY LINE. NEIGHBOR DOES NOT WANT TO ADJUST. HAS OK'D NEW GARAGE TO BE 4 FE FROM NEW BOUNDARY. |

Applicant and Owner Information

| | |
|-------------------------|----------------------|
| Applicant's Name | JILL CROWE |
| Address | 81 7th St So. |
| City, State, Zip Code | Dassel, MN 55325 |
| Phone | 510 306-0880 |
| Email | crowejiv14@gmail.com |
| Owner's Name | JILL CROWE |
| Address | (SEE ABOVE) |
| City, State, Zip Code | |
| Phone | |
| Email | |

I hereby certify that the information provided in this application is true, correct and complete to the best of my knowledge and belief.

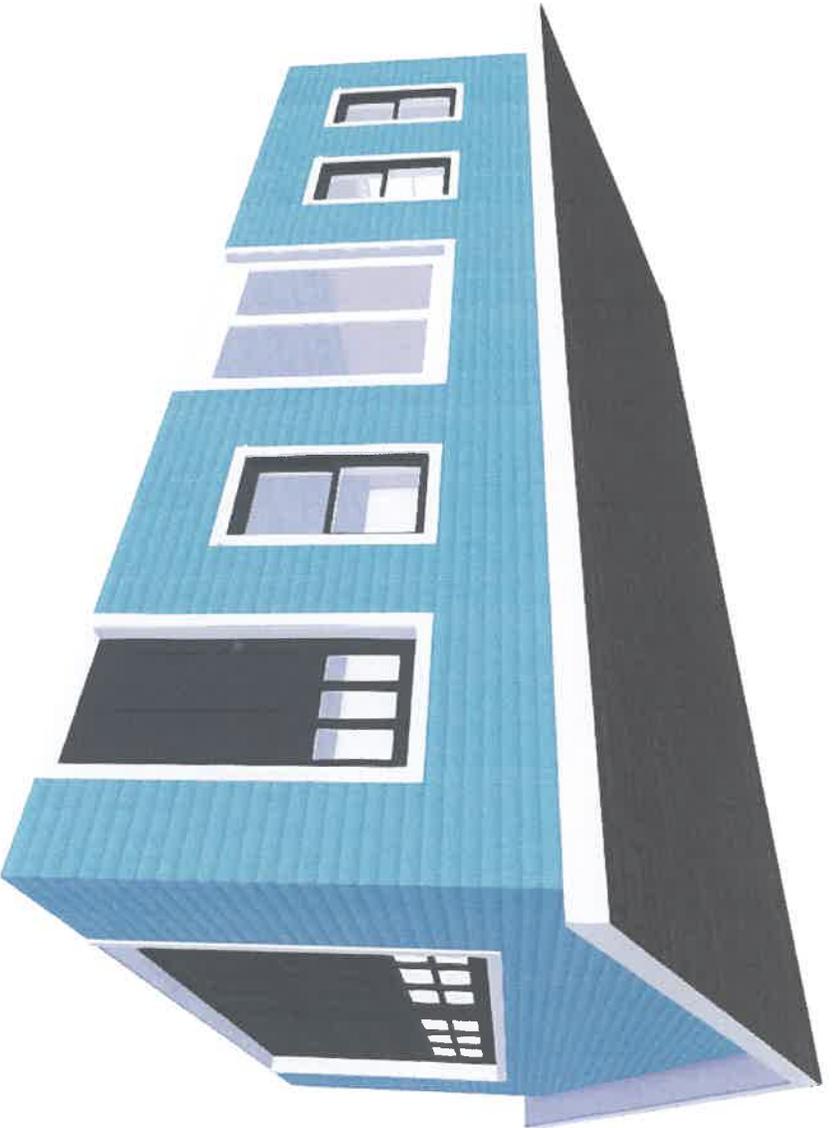
| | | | |
|------------------|-------------------|-----------------------|-------------------|
| Applicant | | Property Owner | |
| Signature | <i>Jill Crowe</i> | Signature | <i>Jill Crowe</i> |
| Date | 8/18/25 | Date | 8/18/25 |

FOR OFFICE USE ONLY

Date of Planning Commission Review: _____

Approved by City Council of Dassel, County of Meeker, State of Minnesota on this _____
day of _____, 20____.

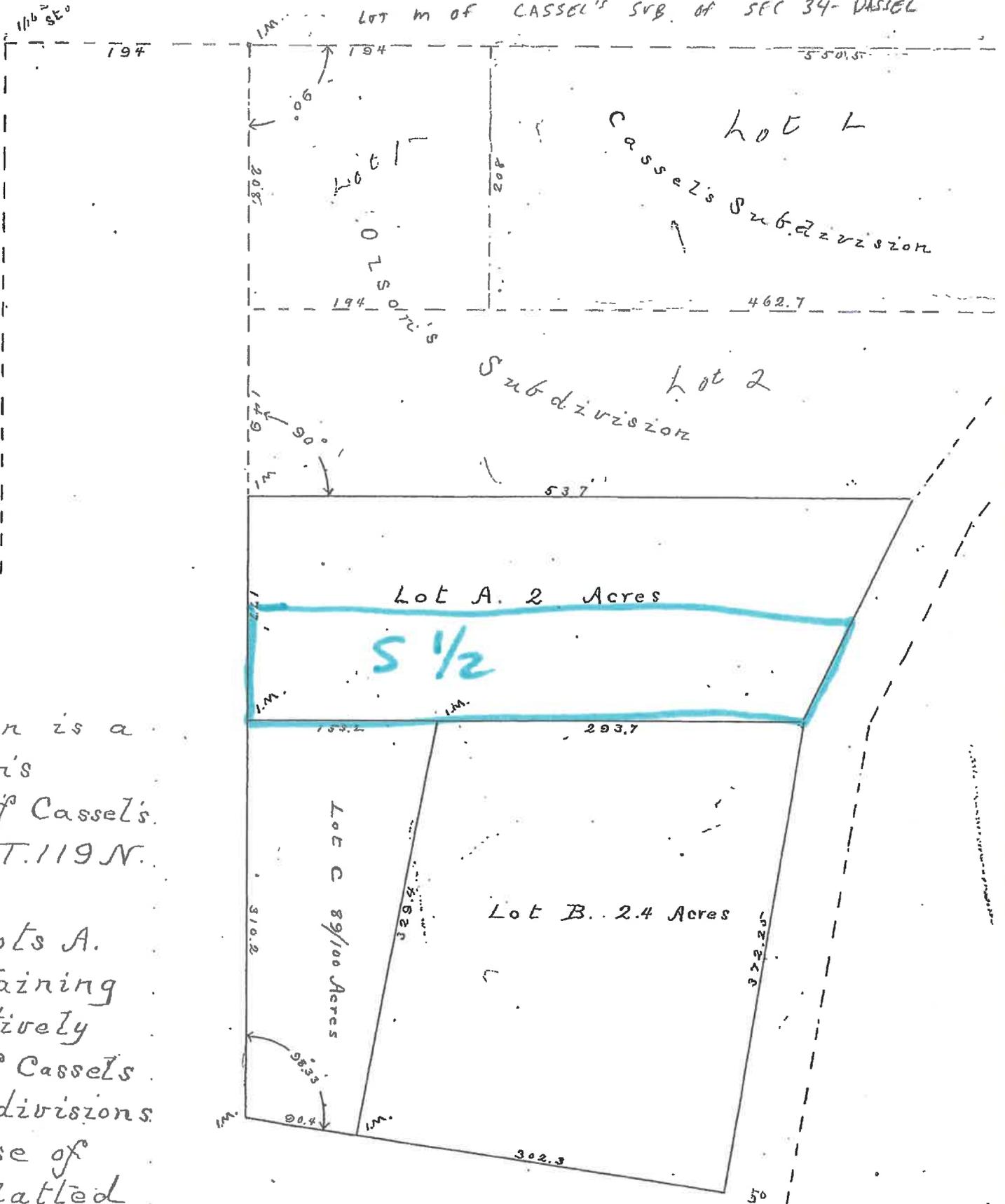
SUBJECT TO THE FOLLOWING CONDITIONS:



- Want to change build
toward property line (NOT 6ft)
- OK if neighbor
? variance needed?

Jill Crowe
81 South 7th St.
Dassel MN.

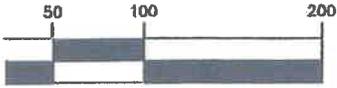
O.W. OLSON'S SUBDIVISION OF PART OF
 LOT M OF CASSEL'S SUB. OF SEC 34- DASSIEL



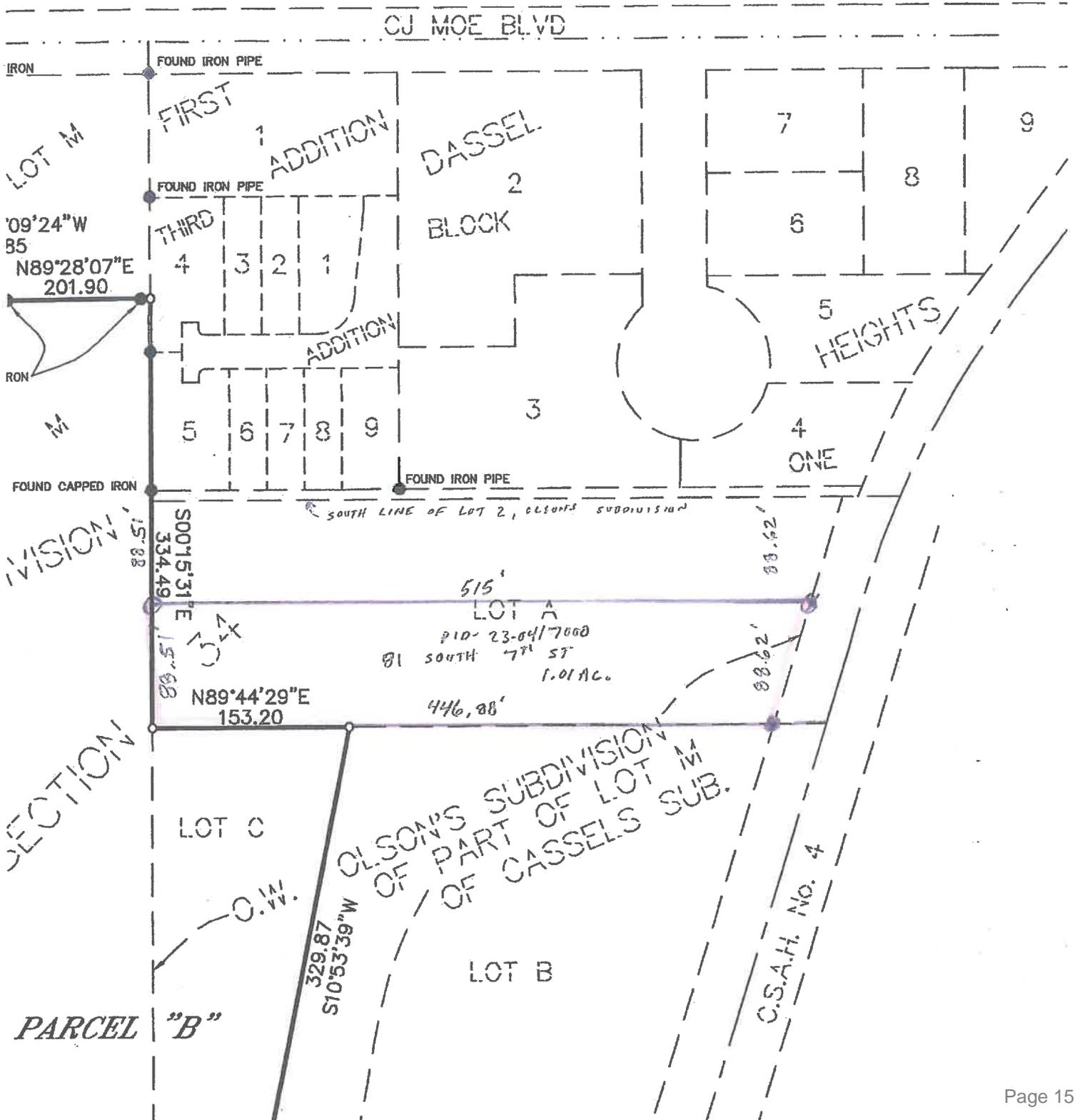
kin is a
 son's
 of Cassel's
 T. 119 N.

Lots A.
 containing
 actively
 of Cassel's
 subdivisions
 base of
 platted
 1/4 Sec 34
 for C. Sur.

Office of the Village Council



1" = 100 ft.



FIELD

ADDITION

3

5

6

7

8

9

4 ONE

FOUND IRON PIPE

SOUTH LINE OF LOT 2, OLSON'S SUBDIVISION

S00°15'31"E
334.49

15' RR

29' 88

WANT TO
ADD
4'-4"

515'

DRIVEWAY



29' 88

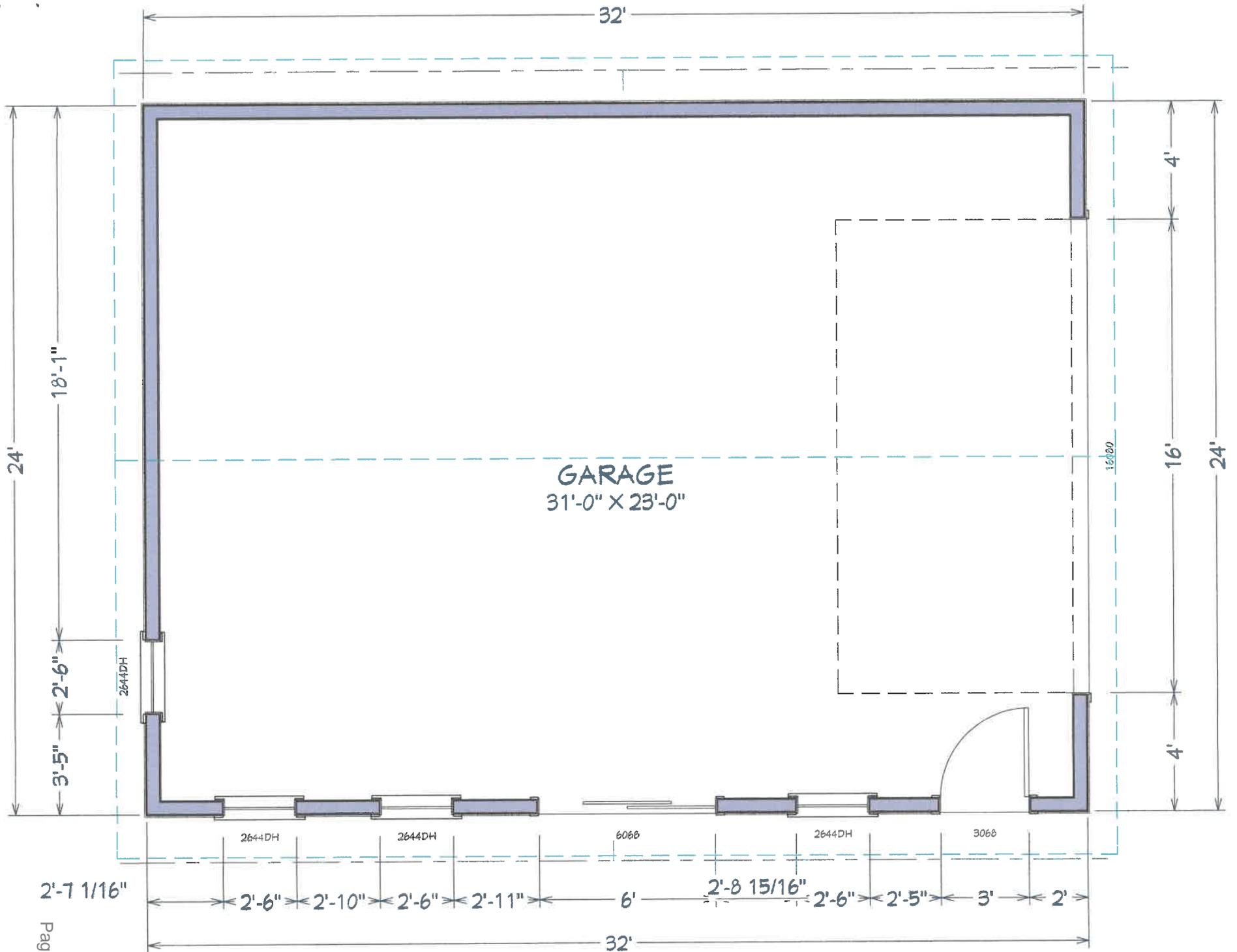
15' 88

N89°44'29"E
153.20

446.88'

OLSON'S SUBDIVISION
SUBJECT TO SUB.
COMPLETE CASES

LOT C



6/12 Trusses 24" OC

2 X 6 Studs 24" OC.

House wrap and 1/2" OSB

Lap Siding

Sill seal and Treated BTM plate.

1/2" Anchor bolts

6.00

#4 Re-bar (2)

Concrete footing and slab.

#5 re-bar (2)

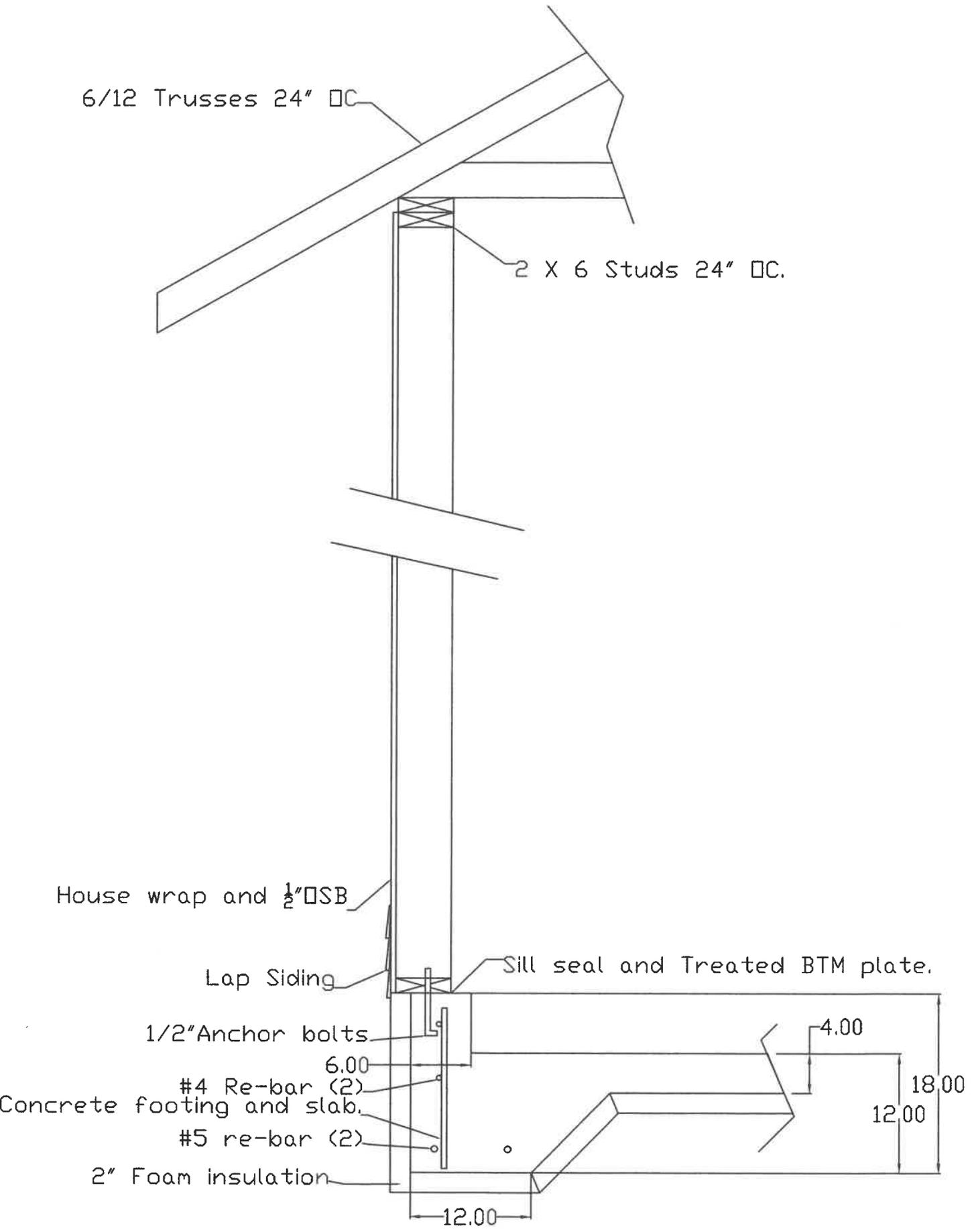
2" Foam insulation

4.00

18.00

12.00

12.00



Meeker County, MN

Summary

Parcel ID 23-0417000
Property Address 817 ST S
 55325
Sec/Twp/Rng 0-0-0
Lot/Block N/A
Plat O W OLSON'S SUB-DIV
Brief Tax Description S 1/2 OF LOT A
 (Note: Not to be used on legal documents)
Deeded Acres 1.00
CER N/A
Class 201 - RESIDENTIAL/SINGLE UNIT
Homestead FULL HOMESTEAD
Twp/City CITY OF DASSEL
School District 466



Owner

Taxpayer
 Crowe/Jill A
 81 S 7th St
 Dassel MN 55325

Land

| Record # | Item | Description | Type | Units | Depth |
|----------|-------|-------------|------|-------|-------|
| 1 | BLDGS | BLDGS | 2b | 1.00 | |

Buildings

Building 1

House Style SINGLE FAM
Foundation BLOCK
Exterior Walls WOOD LAP
Windows VINYL DH
Roof Style GABLE
Roof Cover ASPH SHING
Plumbing CITY WATER
Heating HOT WATER
Electric FUSE
Basement FULL
Basement Finish UNFINISHED
Garage Exterior DETACHED
Living Room Floor#1,
Dining Room Floor#1,
Kitchen REMODEL 2024
Bedrooms Floor#2--4,
Bathrooms Floor#1--1, Floor#2--1,
Plaster Floor#1, Floor#2,

| Item | Type | Year Built | Size |
|------------|---------|------------|------|
| GARAGE | GAR DT | 1950 | 288 |
| HOUSE TYPE | 1/0 | 2024 | 240 |
| HOUSE TYPE | 2.25/B | 1912 | 780 |
| HOUSE TYPE | 2/0 | 1912 | 21 |
| PORCHES | EP | 1912 | 192 |
| UTIL SHED | SH-GOOD | 2022 | 288 |

Current Taxes

| | |
|------------------|------------|
| Gross Tax | \$2,442.00 |
| Total Credit | \$0.00 |
| Spec Asmt | \$0.00 |
| Net Tax Due | \$2,442.00 |
| Adjusted Tax | \$0.00 |
| Adjusted S.A. | \$0.00 |
| Adjusted Net Due | \$2,442.00 |
| Total Receipts | \$1,221.00 |
| Remain Due | \$1,221.00 |

Current Valuation

| | Market | Taxable |
|--------------------|------------------|------------------|
| Land | \$64,400 | \$64,400 |
| Building | \$196,400 | \$196,400 |
| Machine | \$0 | \$0 |
| Exemptions | | |
| Exclusions | | \$23,078 |
| Total Value | \$260,800 | \$237,722 |

Valuation Taxation

| Year | Est Market Value | TC Value | TC Rate | Credits | Abatements | Special Asmts | Net Tax |
|-------------------|------------------|----------|-----------|---------|------------|---------------|---------|
| 2024 Payable 2025 | \$200,000 | 1,715 | 114.18700 | 0.00 | 0.00 | 0.00 | \$2,442 |
| 2023 Payable 2024 | \$188,500 | 1,682 | 108.51500 | 0.00 | 0.00 | 0.00 | \$2,326 |
| 2022 Payable 2023 | \$128,400 | 1,284 | 133.48500 | 0.00 | 0.00 | 0.00 | \$2,090 |
| 2021 Payable 2022 | \$125,800 | 1,258 | 140.00400 | 0.00 | 0.00 | 0.00 | \$2,092 |
| 2020 Payable 2021 | \$124,300 | 1,243 | 140.69900 | 0.00 | 0.00 | 0.00 | \$2,108 |

Taxes Paid

| Batch Date | Paid By | Validation # | Total Amount |
|------------|--------------|--------------|--------------|
| 5/09/2025 | CROWE/JILL A | 48 | \$1,221.00 |

Taxes Unpaid

| Year | Tax Due | Spec Asmt | Penalty | Interest | Cost | Total Due |
|--------|------------|-----------|---------|----------|--------|------------|
| 2025-2 | \$1,221.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,221.00 |

[View Recorded Documents](#)

"This is not a complete document Search"

Photos

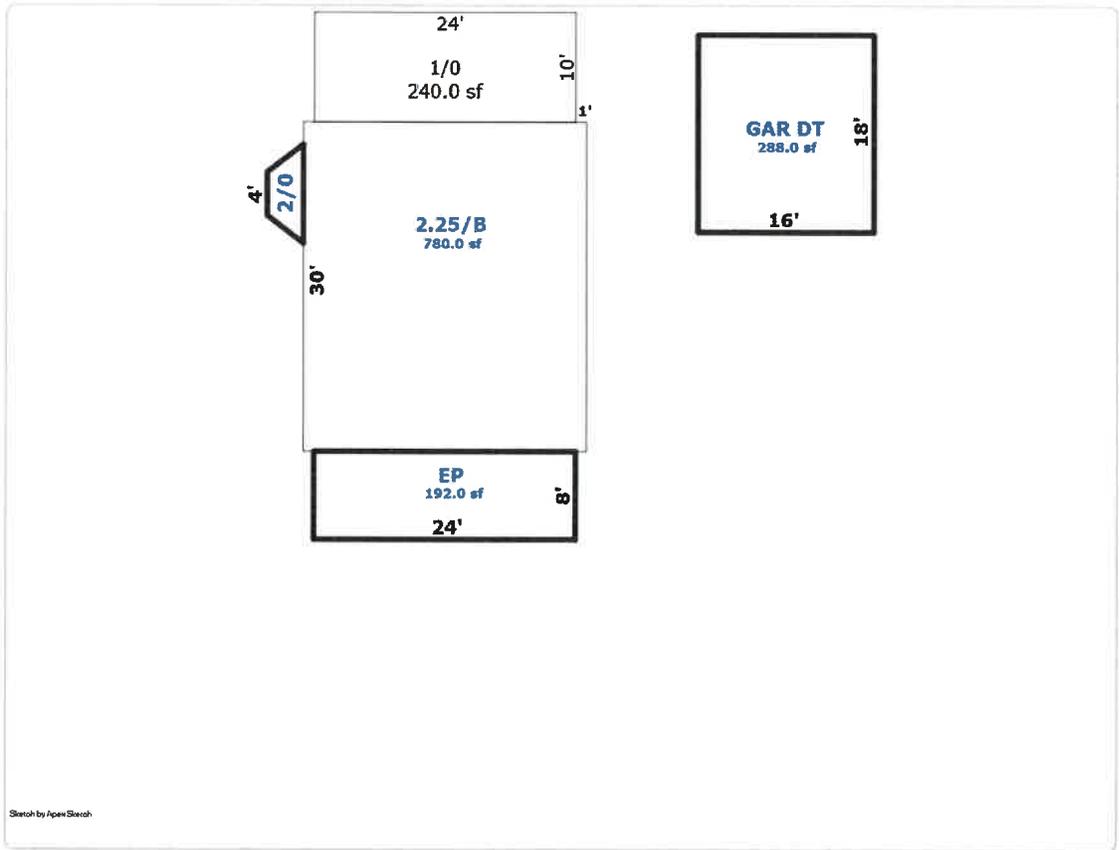


Photos Admin

To print an image, click to view then right-click and open in new tab.



Sketches



Tax Info

General Information

Receipt # 12587
 Class #1 201 RESIDENTIALSINGLE UNIT
 Homestead 1 FULL HOMESTEAD
 Cho-HS 0
 Class #2
 Class #3

Name CROWE/JILL A
 MP# 23-0417000
 Homestead FULL HOMESTEAD
 Homestead

Detail Information

| | | | | | |
|------------------|-----------|--------------|-----------|----------------|----------|
| Estimated Market | \$200,000 | Rate | 114.18700 | Gross Tax | 2,442.00 |
| Taxable Market | \$171,450 | Market Rate | 0.24143 | Std/HACA/Cr | 0.00 |
| New Improvements | 0.00 | County | 594.15 | Spec Asmt | 0.00 |
| TC Total | 1,715.00 | Twp/City | 1,030.68 | Net Tx Due | 2,442.00 |
| TC Hstd | 1,715.00 | State | 0.00 | Tax AB/Adds | 0.00 |
| TC Non Hstd | 0.00 | Sch Voter | 373.58 | S.A. AB/Adds | 0.00 |
| TC H G Hstd | 0.00 | Sch Other | 440.91 | Adjusted Net | 2,442.00 |
| TC QTA | 1,715.00 | County Wide | 2.68 | Total Receipts | 1,221.00 |
| TC State | 0.00 | Tax Incr | 0.00 | Remaining | 1,221.00 |
| Hstd Credit | 0.00 | Watershed | 0.00 | Due | |
| Ag Credit | 0.00 | SUBO | 0.00 | May 15 | 1,221.00 |
| Other Credit | 0.00 | Debt | 0.00 | October 15 | 1,221.00 |
| QTA Tax Amt | 0.00 | City | 0.00 | | |
| | | Sch Ref-Info | 482.86 | | |
| | | Extra C.W. | 0.00 | | |
| | | Non Sch Ref | 0.00 | | |

(Note: Agriculture parcels are due November 15)

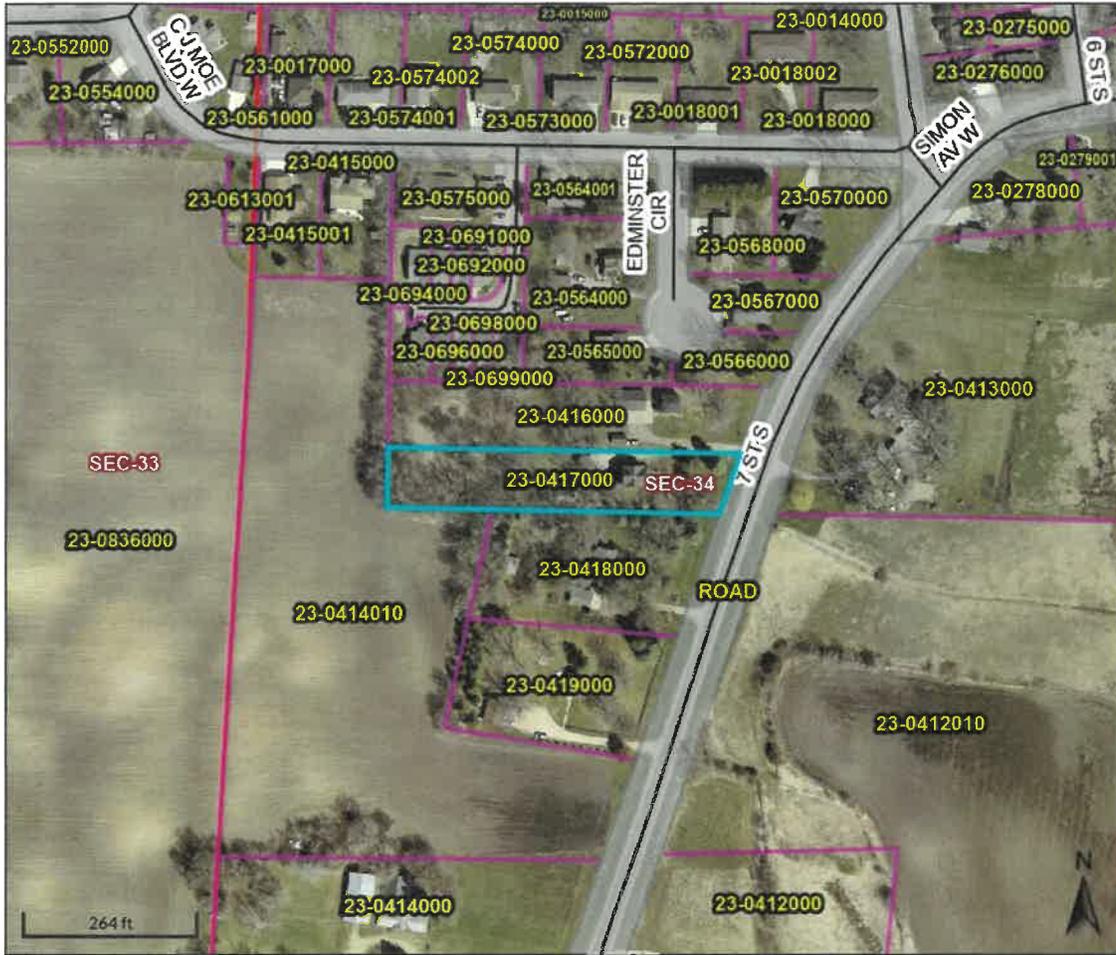
No data available for the following modules: Extra Buildings/Features, Tax Special Assessments.

Disclaimer: The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/15/2025, 6:28:44 PM

Contact Us

Developed by:



Overview



Legend

- Parcels**
- DITCH
 - GAP
 - LAKE
 - OVERLAP
 - RAILROAD
 - ROAD
 - <all other values>
 - Sections
 - Lakes
 - Local Roads

| | | | | | |
|------------------------------|---|---------------------|-------------------------|----------------------|-----------------|
| Parcel ID | 23-0417000 | Alternate ID | n/a | Owner Address | CROWE/JILLA |
| Sec/Twp/Rng | 0-0-0 | Class | RESIDENTIAL\SINGLE UNIT | | 81 S 7TH ST |
| Property Address | 81 7 ST S | Acreage | 1.0 | | DASSEL MN 55325 |
| | DASSEL | Lot/Block | 0/0 | | |
| District | n/a | | | | |
| Brief Tax Description | S 1/2 OF LOT A | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 8/18/2025
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Developed by **SCHNEIDER**
 GEOSPATIAL

Dassel Variance Jill Crowe 81 7th St South

From Renee Eckerly <renee.eckerly@dassel.com>

Date Fri 8/29/2025 11:25 AM

To Sarah Swedburg <sarah.swedburg@bolton-menk.com>

***** WARNING: This email is from outside the company. Proceed with Caution*****

Sarah

I spoke with Jill and here are the questions and answers she gave me.

How close is any structure on the neighbors property to the proposed new garage? Answer: the closed building is the neighbors garage approximately 35 feet from where the new garage is located.

Beacon shows 2 accessory buildings. Are both accessory buildings being removed for the new garage? Answer: The old garage and chicken coop have already been removed. She only has a She-shed on the south property line.

What is unique about your property that limits you from making the 10 foot setback? She shares a driveway for the first 10 feet until the driveway "V". She wouldn't be able to enjoy her backyard. She would only see the garage or She-shed. The neighborhood has no issues with having her garage closer to the property line. She stated that in her application. There is only 30 feet between the garage and She-shed.

Do you have any intention other than the new garage being used for a vehicle such as home occupation? No. Reason for patio door is because she may want to put a patio off it and be able to sit outside.

It is my assessment that this application should be denied due to no hardship. I have posted the public hearing notice, notified the Planning Commission and Jill Crowe of the Planning Commission meeting and Council meeting and suggested she attend both. I have to mail the complete application letter, which I will do right now.

Renee Eckerly
City Administrator

City of Dassel
Office 320-275-2677
Mobile 320-221-1801
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460 3rd St N, PO Box 391
Dassel, MN 55325
www.dassel.com



Section

CHAPTER 32: BOARDS AND COMMISSIONS

Planning Commission

- 32.1 Establishment of Commission
- 32.2 Composition
- 32.3 Organization, meetings and the like
- 32.4 Powers and duties of the Commission

Park and Recreation Advisory Commission

- 32.30 Purpose
- 32.31 Composition
- 32.32 Organization, meetings and the like
- 32.33 Powers and duties of the Commission

Red Rooster Day Festival Committee

- 32.45 Composition
- 32.46 Organization, meetings and the like
- 32.47 Duties of Committee

PLANNING COMMISSION

§ 32.01 ESTABLISHMENT OF COMMISSION.

A City Planning Commission for the City of Dassel is established. The Commission shall be the city planning agency.

('74 Code, Chapter 3.04, § 1)

2005 S-1

§ 32.02 COMPOSITION.

(A) The Planning Commission shall consist of five members appointed by the City Council. At least one, but not more than two, shall be a current member of the City Council. All members of the Planning Commission must be residents of the City of Dassel.

() Appointees shall hold their offices until their successors are appointed and qualified. Vacancies during the term shall be filled by the Council for the unexpired portion of the term. Every appointed member shall before entering upon the discharge of his or her duties take an oath that he or she will faithfully discharge the duties of his or her office.

(B) Appointment of Planning Commission members shall be for a term of two calendar years, except the appointment of a City Council member to the Planning Commission shall be for a term of one calendar year. Removal of any Planning Commission member during the member's term shall require a four-fifths vote of the City Council.

(C) Appointed members shall be compensated a lump sum annually in lieu of mileage and expenses as determined by Council resolution.
('74 Code, Chapter 3.04, § 2) (Am. Ord. 3.04, passed 5-20-75; Am. Ord. 3.041, passed 12-1-75; Am. Ord. 01-2004, passed 2-2-04) (Amended 32.02, passed April 17, 2023)

§ 32.03 ORGANIZATION, MEETINGS AND THE LIKE.

(A) The Commission shall elect a Chairperson from among its appointed members for a term of one year; and the Commission may create and fill such other offices as it may determine. The City Administrator-Clerk-Treasurer shall act as Secretary of the Planning Commission.

(B) The Commission shall hold at least one regular meeting each month, Unless the Chairperson determines that there are no matters for the Commission to consider or address. It shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions and findings, which record shall be a public record. On or before April 1 of each year the Commission shall submit to the City Council a report of its work during the preceding year. Expenditures of the Commission shall be within amounts appropriated for the purpose by the City Council.

('74 Code, Chapter 3.04, § 3) (Amended 32.03, passed April 17, 2023)

§ 32.04 POWERS AND DUTIES OF THE COMMISSION.

The Planning Commission shall be the planning agency and shall have the powers and duties given such agencies generally by M.S. §§ 463.351 to 462.365, as they may be amended from time to time. It shall also exercise the duties conferred upon it by this subchapter.