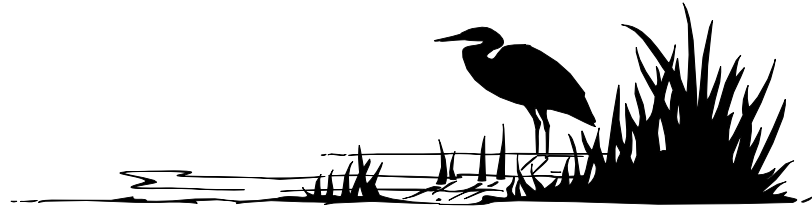


AITKIN COUNTY PLANNING & ZONING
307 2nd Street NW, Room 219
Aitkin, MN 56431
TELEPHONE: (218) 927-7378
FAX: (218) 927-4372



Planning Call #2024-002037

Ronald & Michelle Adamietz (PID #09-0-015603)

At the request of the property owner, Ron Adamietz, a planning call was conducted on November 5th, 2024 at 32937 Nuthatch Avenue, Aitkin, MN 56431. The purpose of this planning call was to evaluate potential building sites for a residence and to confirm setback distances on this property. The property currently has a residence, and this will need to be removed prior to the permitting of another residence. This is due to the fact that the property is only 21,899.52 square feet, and does not qualify as a duplex lot (a duplex lot on Long Lake is at least 80,000 square feet). The current residence is a non-conforming structure, as it does not meet the setback to the ordinary high water level (OHWL).

The legal description of the parcel is as follows; **.73 AC OF LOT 1 IN DOC 472025**. The property is roughly 0.73 acres, or 31,899.52 square feet. For 15% building coverage, 4,784.93 square feet would be allowed. For the 25% impervious surface coverage (which includes the building coverage), a total of 7,974.88 square feet would be allowed.

A site was determined where setbacks would be met for the residence. I would recommend moving it back further from the 100 foot setback to accommodate a deck, as decks have to meet the setback as well. A patio could be placed within the building setback to the lake, though the maximum size a patio could be on this property is 150 square feet. The property has a drainage way near the potential building site. To maintain natural drainage on the property, and to avoid potential flooding conflicts, I recommend constructing rain gardens on the North and South side of residence. This will help keep water from flooding nearby structures and allow the water to continue to drain.

I have included some informational sheets explaining setbacks in Aitkin County. If you have any additional questions, or need help with the permit application, please contact me.

Setback	Distance (Feet)
Road Right-of-Way (ROW)	30
OHWL	100
Septic Tank	10
Septic Drainfield	20
Property Line	10

Sincerely,

Connor Plagge

Aitkin County Planning & Zoning

connor.plagge@co.aitkin.mn.us

218-927-7378

For more information on Aitkin County ordinances, please visit the Aitkin County website at <https://www.co.aitkin.mn.us/>.