

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



**Planning Call #2024-002074**

**Joey & Linda Dietz (PID #029-1-332600)**

At the request of the property owner, Joey Dietz, a planning call was conducted on November 8<sup>th</sup>, 2024 at 20475 493<sup>rd</sup> Lane, McGregor, MN 55760. Others involved during the planning call included Linda Dietz, and their contractor, Jason Regenscheid (Regenscheid Custom Homes). The purpose of this planning call was to evaluate a potential residential remodel of an existing guest cottage on the property and determine the regulations that must be followed. The guest cottage is on a non-conforming parcel that does not meet duplex lot standards. However, the structure was built in 1924, well before the Aitkin County Shoreland Ordinance adoption in 1992. As long as the structure is not expanded/added upon, intensified, discontinued for a continuous twelve month period or more, or destroyed/altered by any cause to an extent exceeding 50% of its estimated market value, then the guest cottage is allowed to remain as is.

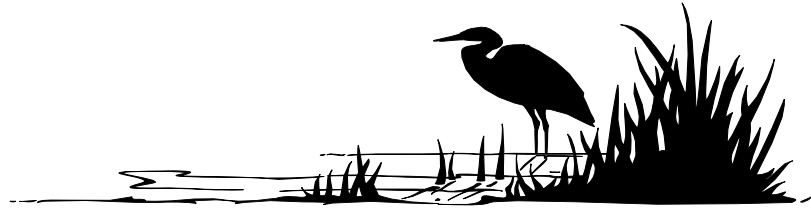
The property owners and contractor are concerned about the condition of the roof and of the structure. The roof is allowed to be remodeled in a way that does not expand the volume, change the roof pitch, or increase the footprint of the existing structure. This principal is also in place for the structure itself. All structural components of the guest cottage must not exceed the 50% estimated market value, otherwise a permit will be required. Due to the structure not meeting the property line setback, and that it is on a nonconforming lot, a permit could not be issued without a variance.

Using the 50% estimated market value of the structure, the structural components of the guest cottage could be upgraded as long as the costs do not exceed \$6,862.50. This only allows for the replacement of existing building conditions, and does not allow for additions or expansions upon the existing structure. Items not included within this cost include contractor charges, interior remodeling, roof material replacement (i.e. shingles), or siding, as Aitkin County does not require permits for those activities. Items included within this cost include framing, trusses, foundations, and other structural components. The current value is from the Aitkin County Assessor's Office. A private appraisal can be obtained and used for the 50% estimated market value, granted that it is from licensed appraiser and within reason.

If the structure is deemed to be needing repairs exceeding the 50% estimated market value, or if the structure is to be altered in a way that requires a permit, a variance will need to be obtained from the Aitkin County Board of Adjustment. This is a committee that meets monthly to determine whether properties have a hardship that limits the development potential of that lot. Given that this lot has two residences and since the lot does not meet duplex lot size, a variance is unlikely to be issued for this

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

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property. However, you are always allowed to apply for a variance, this opinion is just from my experience working with the Board of Adjustment. If you have any additional questions or concerns, please let me know.

Sincerely,

Connor Plagge

Aitkin County Planning & Zoning

[connor.plagge@co.aitkin.mn.us](mailto:connor.plagge@co.aitkin.mn.us)

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