

April 3, 2008

The Deuel County Zoning Board met on Thursday, April 3, 2008 at 7:00 p.m. in the Commissioners' Room of the Deuel County Courthouse. Present were Board members: Brandt, Jaeger, Kanengieter, Mack and VanLiere. Also present: Zoning Officer Mary Nosbush and several members of the public. Chairman Kanengieter called the meeting to order.

1. Motion Mack, seconded by VanLiere to approve the minutes of the March 10 Zoning Board meeting. All voting yes and the motion carried.

Chad Fuller met with the board concerning possible expansion of his storage business at Lake Cochrane. The business has previously been granted two special exception Permits to operate and expand. The Board advised him to apply for a special exception Permit to expand the business again.

Jim Peterson met with the Board to request a variance of setback to 125 feet from a county highway for building a new home on an existing farm site.

2. Motion Mack, seconded by Brandt to allow a variance of setback to 125 feet on a new home to Jim Peterson on property located at SW1/4SE1/4 Section 19-114-47 in Norden Township. On a roll call vote, Brandt, yes; Jaeger, abstain due to relative; Kanengieter, yes; Mack, yes; VanLiere, yes. Four yes and one abstain, and the motion carried.

Findings for the variance include: existing trees are closer to road right-of-way than proposed home; location of other trees on the building site make it difficult to build elsewhere; this setback will not present snow accumulation problems nor line of sight problems.

Steve Scott met with the board regarding a variance and special exception permit request to repair an existing boathouse on their Lake Cochrane property, which boathouse is located within 35 feet of the high water mark.

3. Motion Mack, seconded by VanLiere to allow Scott a variance and a special exception permit to repair an existing boathouse on property located at Lots 48 and 49 Bostic Beach in Govt. Lot 3, NW1/4 Section 4-114-47, Lake Cochrane; to replace door, remove soil around walls, repair and waterproof walls, and install tiling around walls with discharge located at the high water mark. He is required to install a trash and silt screen between the boathouse and the water's edge; to cover disturbed soil with sod as soon as possible; to notify Zoning officer when work begins and to allow one week to do the dirt work; 4 weeks to do the entire project. All present voting yes and the motion carried.
4. Motion VanLiere, seconded by Brandt to approve the plat presented by Lake Cochrane Sanitary District for Lot S-3 in the NE1/4NE1/4 Section 9-114-47, Norden Township. All present voting yes and the motion carried.

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5. Motion Jaeger, seconded by VanLiere to approve the plat presented by Norman Bindert for Bindert Second Addition in the NE1/4 Sec. 10-116-48, Glenwood Township. All present voting yes and the motion carried.

Doug Meyer met with the Board to request a variance of setback to 100 feet from a township road right-of-way for building an addition onto an existing farm home.

6. Motion Brandt, seconded by Jaeger to allow a variance of setback to 100 feet on a home and attached garage addition to Doug Meyer on property located at SW1/4 Section 10-117-48 in Lowe Township. On a roll call vote, all present voting yes and the motion carried.

Findings for the variance include: existing trees are closer to road right-of-way than proposed home; location of other trees make it difficult to build elsewhere; layout of existing house prevents access for an addition at rear; there are no line of sight problems with the driveway or township road.

The Board met with Jogchum and Martje Andringa of Wild Rose Dairy on a request for a variance of setback to 50' from the south and west sides of the road right of way for a new shelterbelt. An agreement between Blom Township and Wild Rose Dairy states that the Dairy will be responsible for any road maintenance and snow removal beyond the normal blading and snow removal.

7. Motion Mack, seconded by VanLiere to allow a variance of setback to no closer than 95 feet from the road right-of-way on the south and west sides for a new shelterbelt to Jogchum Andringa of Wild Rose Dairy on property located at Govt. Lot 1 and SE1/4NE1/4 Section 2-113-49, Blom Township. Row closest to road is to be shrubs. On a roll call vote, all present voting yes and the motion carried.

Findings for the variance include: lagoons for the dairy were built at the 150 foot minimum road right-of-way setback in order to comply with the half mile distance for a CAFO to the nearest residence; trees cannot be planted on the lagoon berm; the row closest to the road will be shrubs; tree plantings around CAFOs are encouraged to provide visual screening and reduce odor problems; the shelterbelt should not cause line of sight problems along the township roads.

April Duenwald, representing her husband Mike, met with the Board regarding a request to operate an auto body repair shop on his building site in Havana Township. He has secured verbal approval from the Township Board for use of the township roads for this non-ag business. Zoning officer will meet with zoning attorney to discuss permitting options and get back to Duenwalds and Board.

Grabow Second Addition preliminary plat update: Jay Grabow has met with the Herrick and Norden Township Boards and County Commissioners to discuss building half a mile of township road between Section 32 of Herrick Township and Section 5 of Norden Township to provide access to seven residential lots. Responsibility for building and maintaining this road is yet to be determined. Deuel County Commissioners have not yet given approval to the preliminary plat. The Zoning Ordinance allows 60 days time to review a subdivision preliminary plat.

8. Motion VanLiere, seconded by Jaeger to adjourn the meeting at 10:28 p.m.

Attest:

Mary E. Nosbush
Deuel County Zoning Officer

Dennis Kanengieter, Chairman
Deuel County Zoning Board