

June 30, 2008

The Deuel County Planning and Zoning Board met on Monday, June 30, 2008 at 6:00 p.m. in the Commissioners' Room of the Deuel County Courthouse. Present were Board members: Brandt, Jaeger, Kanengieter and VanLiere. Absent: Mack. Also present: Attorney John Knight, Zoning Officer Mary Nosbush and several members of the public. Chairman Kanengieter called the meeting to order.

Motion VanLiere, seconded by Jaeger to approve the minutes of the June 9, 2008 meeting. All present voting yes and the motion carried.

The Board met with Bill Moe regarding his variance request to move a pole shed onto his property with a setback of less than 150 feet from the road right of way.

1. Motion Brandt, seconded by VanLiere to allow Bill Moe to move a pole shed onto his property located at Govt. Lots 4,5,6,7,8,9 in Section 7-116-48 with a setback of 122 feet from the road right of way. All present voting yes and the motion carried.

Findings for the variance: the township road is not maintained in the winter to the east of the driveway; the road is posted as a minimum maintenance road east of his driveway; there are no other residences along 174<sup>th</sup> Street for more than 4 miles; hills and trees behind the house make it an unsuitable location for the building.

The Board met with Lyndon Propst regarding his request to move a pole shed onto his property with a setback of less than 150 feet from the road right of way.

2. Motion Jaeger, seconded by Brandt to allow Lyndon Propst to move a pole shed from another location on his property located at Propst 2<sup>nd</sup> Addition in SE1/4 in Section 11-116-50 with a setback of 100 feet from the road right of way at the new location. All present voting yes and the motion carried.

Findings for the variance: underground water and electrical lines are located north of the proposed site, preventing a 150 foot setback; there are no other residences along 174<sup>th</sup> Street west of this location; road is not maintained in winter; existing grove, which goes all the way to the right of way line, holds the snow.

No building permit fee will be assessed because the building is being moved from another location on the same building site.

The Board met with Steve Sisk about a variance for a concrete pad up to the County road and a permit to allow landscaping on his property at Lake Cochrane.

3. Motion Brandt, seconded by VanLiere to allow Steve Sisk to lay concrete up to the County road and to require that it remain below the grade of the highway with rounded edges and to require him to sign a County highway liability agreement, on his property at Lots 30, 31, 32 Severson Bay Addition in Govt. Lot 5 in the NE1/4 Section 5-114-47. All present voting yes and the motion carried.

Sisk was also given approval for a building permit for a retaining wall up to 3 feet in height which will be located more than 35' from the high water mark; to fill between the wall and the street, and to require a silt fence be installed between the retaining wall and the water's edge during construction.

Chairman Kanengieter began the public hearing for amendments to the Deuel County Zoning Ordinance, Wind Energy Systems Section number 1215. Testimony was taken from Ted Wiessman, representing Florida Power and Light, who had made the request for the proposed changes. Several township supervisors were also

present and asked questions and gave comments. The Planning and Zoning Board came to a consensus on several changes to the wording of the existing ordinance. The recommendations will be presented to the County Commissioners on July 15 at which time they may set a date for a public hearing.

4. Motion VanLiere, seconded by Brandt to approve the plat of Block 3 Peterson Subdivision in the SW1/4 Section 26-117-49, Portland Township. All present voting yes and the motion carried.
5. Motion Brandt, seconded by Jaeger to table a County road liability agreement with Joe Kolbach regarding his variance and building permit for a fence and stone pillars at or near the road right of way line, which variance was granted at the June 9, 2008 meeting. All present voting yes and the motion carried.

The Board discussed a gravel pit recently opened by Gary Stava at the location of N1/2NE1/4 Section 30-115-48 in Clear Lake Township. Board requested a meeting with Stava to determine whether or not he needs a Special Exception Permit to operate a gravel pit at this site.

Zoning Officer reported on projects at Lake Cochrane. Wayne Pederson shoreline alterations and retaining walls are nearing completion. John Eaton project requested moving location of steps in retaining wall to avoid disturbing roots of oak tree. Permission okayed. Zoning officer requested all rock brought in for riprap in the future be carefully cleaned to avoid dumping soil into the lake.

The next meeting is scheduled for Monday, July 14, 7 p.m. Members will meet at the Stateline Bar at Lake Cochrane and proceed on a tour of projects and conduct other business after the tour.

Motion Brandt, seconded by VanLiere to allow Jay Grabow a one month extension of time for completion of his private park on the following property: Lots 24, 25 and 26 Severson Bay Addition in Govt. Lot 5 in NE1/4 Section 5-114-47. All present voting yes and the motion carried.

6. Motion Brandt, seconded by Jaeger to adjourn the meeting at 11:00 p.m. All present voting yes and the motion carried.

Attest:

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Mary E. Nosbush  
Deuel County Zoning Officer

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Dennis Kanengieter, Chairman  
Deuel County Zoning Board