

March 10, 2008

The Deuel County Zoning Board met on Monday, March 10, 2008 at 7:00 p.m. in the Commissioners' Room of the Deuel County Courthouse. Present were Board members: Jaeger, Kanengieter, Mack and VanLiere. Absent: Brandt. Also present: Attorney John Knight and Zoning Officer Mary Nosbush and several members of the public. There being a quorum present, Chairman Kanengieter called the meeting to order.

1. Motion Jaeger, seconded by VanLiere to approve the minutes of the February 11, 2008 meeting. All present voting yes and the motion carried.
2. Motion Mack, seconded by Jaeger to approve the plat presented by Craig Kanstrup for Lots 1 and 2 in the NE1/4 Sec. 4-117-47, Antelope Valley Township. All present voting yes and the motion carried.
3. Motion Jaeger, seconded by Mack to approve the plat presented by Steve Finnegan for Lot 3 of M.A. Second Addition in Govt Lots 3 and 4 and the S1/2 Sec. 5-115-49, Clear Lake Township. All present voting yes and the motion carried.

Board member Paul Brandt now entered the meeting.

Mike Duenwald met with the Board regarding a permit request to operate an auto body repair shop on his building site in Havana Township. The Board recommended he seek approval of the Township Board for use of the township roads, then request to rezone his property to Commercial-Industrial and apply for a Special Exception to operate an automotive business. Normally, a commercial zoning designation can only be allowed on a parcel of land located along a county, state or federal highway.

Stanley Bruinsma met with the Board to request a variance of setback to 110 feet from a township road for building a new home on an existing farm site.

4. Motion Mack, seconded by Brandt to allow a variance of setback of 110 feet on a new home to Stanley Bruinsma on property located at NE1/4 Section 32-114-50 in Hidewood Township. On a roll call vote, all present voting yes and the motion carried.

Findings for the variance include: setback of new home from county road will be greater than existing home (188 feet); an existing shelter belt is closer to township road right of way than proposed home; there are no other residences along township road 189th St.; location of driveway and other buildings make it difficult to locate elsewhere; this setback will not present snow accumulation problems nor line of sight problems.

Christopher Schanning and Steven Schanning met with the Board regarding the operation of Schanning Repair located in the NE1/4 Section 33-115-47, Herrick Township. Zoning Officer and Board had advised Schanning to apply for a Special Exception Permit to operate an Extended Home Occupation. Schanning stated that previous Zoning Officers had not required the permit. Board advised applying for the permit.

5. Motion Brandt, seconded by Jaeger to approve the plat of Norton Addition in the W1/2SE1/4 Section 4-115-47, Herrick Township. All present voting yes and the motion carried.
6. Motion Mack, seconded by Brandt to allow Steve Scott to remove one tree located within 35 feet of the high water mark on his property described as

Lots 48 and 49 Bostic Beach in Govt Lot 3 NW1/4 Section 4-114-47, and to allow Scott to grind out stump only enough to kill the tree and to fill in the hole and place sod over it; and to require the planting of at least one replacement tree within 35 feet of the high water mark. All present voting yes and the motion carried.

7. Motion Mack, seconded by Brandt to table a request for a building permit from Charles Staudenmaier to add a dormer to a garage on his property at Lots 39, 40 and W10' Lot 41 Bostic Beach in Govt Lot 3 NW1/4 Section 4-114-47, until such time as he can appear before the board to explain request. All present voting yes and the motion carried. The Zoning Ordinance does not allow more than one primary residence on a parcel of land.

Mark and Nancy Gorder met with the board to request a variance of setback to 30 feet from the high water mark to build a deck on their cabin at Lake Cochrane.

Board member Jaeger now left the meeting.

8. Motion Mack, seconded by VanLiere to allow Mark and Nancy Gorder a variance of setback to 30 feet from the high water mark for a 12 foot deck on an existing cabin on Lot 11 Bostic Beach in Govt Lot 5 in NW1/4 Section 4-114-47. All present voting yes and the motion carried.

Findings for the variance: plan doesn't interfere with the neighbors' view of the lake; houses in that area of the lake have a similar setback and similar decks; the deck will not be appreciably higher than the elevation of the existing landscape; no roof will be added to deck.

The Board met with Mike and Kim Berwald to hear their request for a variance of setback to 20 feet from the right of way line for a shelterbelt on the east side of the road.

9. Motion Mack, seconded by VanLiere to allow Mike Berwald a 75 foot setback from the east side road right of way to plant a shelterbelt on his farmstead located at the W1/2 Section 25-113-50, Grange Township. On a roll call vote, all present voting yes and the motion carried.

Jay Grabow met with the Board to present a preliminary plat of a subdivision called Grabow Second Addition in Norden Township. The plat contains 9 home sites, 3-6 acres each. All details involving streets, utilities, elevations, drainage were reviewed.

10. Motion VanLiere, seconded by Brandt to accept the preliminary plat of Grabow Second Addition in Govt Lot 2 in the NE1/4 and the SE1/4NE1/4 of Section 5-114-47. All present voting yes and the motion carried. The preliminary plat will be sent to the Deuel County Commissioners for review at their March 18 meeting.

11. Motion Mack, seconded by VanLiere to adjourn the meeting at 10:25 p.m.

Attest:

Mary E. Nosbush
Deuel County Zoning Officer

Dennis Kanengieter, Chairman
Deuel County Zoning Board