

Monday July 13, 2015

The Deuel County Zoning Board met on Monday July 13, 2015 at 6:30 P.M., in the Commissioners' room of the Courthouse in Clear Lake. Those present were members Dennis Kanengieter, Gary Jaeger, Jerry Durfee, Paul Brandt, and Mike Dahl. Also present were Attorney John Knight and Zoning Officer Jodi Theisen.

Chairman Dennis Kanengieter called the meeting to order. The minutes from the June 15, 2015 meeting were discussed. Motion by Dahl, seconded by Jaeger to approve the June 15, 2015 minutes. All voted in favor and motion carried.

Motion by Jaeger, seconded by Durfee to approve the amended July 13, 2015 Agenda. All voted in favor and motion carried.

1. Jamie & Mandy Bauman applied for a Variance. The request, if granted, would permit the applicant to use the following property: Lot 1 Hovitek Addition Section 21-114-47 Norden Township. To build a 60 x 180 machine shed closer than 150 feet from the front of the property lot line in an AG zoned district. Mandy Bauman stated that there is no other room on the farm site to build this shed. The land that they own is surrounded by Darald Bauman which is Jamie's father who signed a letter giving permission to build 100 feet from the property line. Motion by Jaeger, seconded by Dahl to grant a Variance to build a machine shed 130 feet from the front of the property line in Lot 1 Hovitek Addition Section 21-114-47 Norden Township. The findings for this variance are that they had to remove trees for the location of the building. The building will not create a snow problem or visual obstruction. It is a private driveway and have permission from the adjoining property owner. All voted in favor and motion carried.
2. James & Sharlene Koenig applied for a Variance. The request, if granted, would permit the applicant to use the following property: S867' E443' W1123' SW1/4 21-113-48 Scandinavia Township. To plant trees closer than 150 feet from the road right of way in an Ag zoned district. Koenig stated that the trees are about 20 feet from the road right of way which the right of way is 75 feet. He removed the old trees and replaced them with new ones. Motion by Dahl, seconded by Durfee to grant a Variance to plant a couple of rows of trees approximately 40 feet from the road right of way on the S867' E443' W1123' SW1/4 21-113-48 Scandinavia Township. Also Koenig would have to get a letter from the adjoining property owner to plant trees within 150 from the property line. The findings for this variance is that the trees do not extend beyond the existing building site and the the road right of way is 75 feet. All voted in favor and motion carried.
3. Dennis & Tammy Renkly applied for a Special Exception Permit. The request, if granted, would permit the applicant to use the following property: Lots 40 and S1/2 Lot 39 Severson Bay in Govt. Lot 5 in NE1/4 Section 5-114-47, Norden Township, Lake Cochrane. To operate a private campground in a Lake Park District. Renkly purchased the property from Raymond Pottratz which is Tammy's father; they presented their site plans for the special exception; the plan for the property to involve 3 camper units. They stated that they use the state park for their sewage they do not have a septic tank. They also stated that they remove the

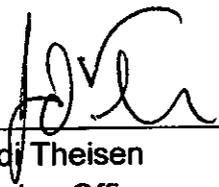
campers in the fall. Motion Brandt, seconded by Dahl to grant a Special Exception for three years and to reapply in the fall of 2017 to operate a private campground on Lots 40 and S1/2 Lot 39 Severson Bay in Govt. Lot 5 in NE1/4 Section 5-114-47, Norden Township, Lake Cochrane with a maximum of 3 camper units on the site at a time to remove them in the fall and to have no commercial camping. The Special Exception is nontransferable. All voted in favor and motion carried.

4. Barbara A Fluttum-Black applied for a Special Exception. The request, if granted, would permit the applicant to use the following property: Lots 30,31,32,34 Shady Beach in Gov Lot 7 in SE1/4 Section 4-114-47 Norden Township, Lake Cochrane, to move in a storage shed that is 50 feet from the road right of way and about 12 feet from the neighbors garage in a Lake Park District. Fluttum-Black stated the prebuilt 10' x 12' shed would be placed 12 feet from the existing neighbors' garage which is actually on Fluttum's property line. Motion by Durfee, seconded by Jaeger to grant a Special Exception to move in 10' x 12' storage shed that is 50 feet from the edge of the road and 12 feet from the existing garage located on Lots 30,31,32,34 Shady Beach in Gov Lot 7 in SE1/4 Section 4-114-47 Norden Township, Lake Cochrane. All voted in favor and motion carried.
5. Wayne Viessman for Stateline Bar & Grill applied for a Special Exception. The request, if granted, would permit the applicant to use the following property: Cooks Point 2nd Addition NE1/4SE1/4 Section 4-114-47 Norden Township, Lake Cochrane. To move in a storage shed that is more than 30 feet from the road right of way and about 75 feet from the back property line in a Lake Park District. Viessman stated he needed another storage shed for the business and he would like to have 8' x 12' shed moved in. Motion by Brandt, seconded by Durfee to grant a Special Exception to move in 8' x 12' storage shed that is more than 30 feet from the edge of the road and 75 feet from the back property line on Cooks Point 2nd Addition NE1/4SE1/4 Section 4-114-47 Norden Township, Lake Cochrane. All voted in favor and motion carried. The finding for this special exception is that the shed will be located behind the existing building not causing any visual or snow problems.
6. Thomas Harms applied for a Special Exception Permit. The request, if granted, would permit the applicant to use the following property: Lot 5 Lake Alice Shores in SW1/4 in 7-116-48 Altamont Township. To operate a private campground in a Lake Park District. Harms stated that he would like to place one camper on his lot at Lake Alice for three years then he would be retired and they would look at building a house on the lot. Harms stated that he does not have a septic and they use a port-a-potty that is cleaned regularly. He also does not have water but has electricity. His camper is more than 50 feet from the high water mark, more than 10 feet from his side property line, and he is 75 feet from the edge of the road. Harms stated that he has a deck in front of the camper and the zoning board stated that he would have to apply for a building permit for the deck. Motion by Dahl, seconded by Durfee to grant the Special Exception to permit a private campground on Lot 5 Lake Alice Shores in SW1/4 in 7-116-48 Altamont Township. Only one camper can be placed on the lot in the spring and must be removed in the fall. The camper must follow the set back ordinance stated in the Lake Park District Ordinance. The Special Exception permit is nontransferable and the applicant has to reapply in two years which is the spring of 2017 with an option to get a third year. Roll call vote Kanengieter - yes, Dahl-yes, Brandt-yes, Durfee-yes, and Jaeger-

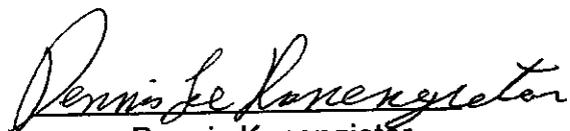
no and motion carried. The findings for this special exception are that the campers are general compatibility to the lake park district and the campers do not have an adverse effect to the general public.

7. Andy Schmitt for a Special Exception Permit. The request, if granted, would permit the applicant to use the following property: Lots 18 & S1/2 17 Lake Alice Shores in SW1/4 in 7-116-48 Altamont Township. To operate a private campground in a Lake Park District. Schmitt stated that he would like to place one camper on his lot at Lake Alice for two years then he would look at building a house on the lot; he did apply for a building permit for a house in April of 2014 however with the economy he didn't get it built yet. Schmitt asked the board if he could build a basement and cap it off and then later build a house on top of the basement the board stated that they would address that another time. Schmitt stated that he does have a septic system. His camper is 72 feet from the high water mark and 26 feet from his side property line. Schmitt stated that he has a deck in front of the camper and the zoning board stated that he would have to apply for a building permit for the deck. Motion by Brandt, seconded by Dahl to grant the Special Exception to permit a private campground on Lot 18 & S1/2 Lot 17 Lake Alice Shores in SW1/4 in 7-116-48 Altamont Township. Only one camper can be placed on the lot in the spring and must be removed in the fall. The camper must follow the set back ordinance stated in the Lake Park District Ordinance. The Special Exception permit is nontransferable and the applicant has to reapply in two years which is the spring of 2017. Roll call vote Kanengieter - yes, Dahl-yes, Brandt-yes, Durfee-yes, and Jaeger-yes and motion carried. The findings for this special exception are that the campers are general compatibility to the lake park district and the campers do not have an adverse effect to the general public.
8. Motion by Jaeger, seconded by Brandt to approve the Plat of Wells Addition in N1/2N1/2 Section 32-116-49 Altamont Township. All voted in favor and motion carried.
9. Darold Stangeland came to the zoning board meeting to discuss the trees that were planted without permit & variance. Stangeland stated that he will apply for a variance for the August 10, 2015 meeting.
10. Ryan Collins was sent a letter requesting him to come this meeting pertaining to trees that were planted without a variance. Collins did not appear before the board.
11. Greg and Eric Lanners came to the zoning board meeting to discuss a hopper that they would like to build closer than 25 feet from the property line. The board suggested that they apply for a variance for the August 10, 2015 meeting.

Kanengieter called the meeting.



Jodi Theisen
Zoning Office



Dennis Kanengieter
Chairman, Zoning Board