

The Deuel County Zoning Board met on Wednesday February 17, 2016 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 December 14, 2015 were discussed. Motion by Dahl, seconded by Jaeger to approve the December 14, 2015 minutes. All voted in favor and motion carried.

Chairman Kanengieter asked for for nominations for Chairman for 2016. Durfee motion to elect Kanengieter as Chairman and that nominations cease and a unanimous ballot be cast for Kanengieter, Brandt seconded the motion. All present voting yes; motion carried.

Chairman Kanengieter asked for for nominations for Vice Chairman for 2016. Dahl motion to elect Brandt as Vice Chairman and that nominations cease and a unanimous ballot be cast for Brandt, Jaeger seconded the motion. All present voting yes; motion carried.

Motion by Brandt, seconded by Dahl to approve the amended February 17, 2016 Agenda. All voted in favor and motion carried.

Laura Spalding & Gail Taylor applied for a Variance. The request, if granted, would permit the applicant to use the following property: Lots 1 & 2 Terry Brandenburg Addition in SE1/4 Section 6-117-48 Lowe Township for buildings that are too close to the platted property line in an AG zoned district. Spalding could not attend the meeting. Jodi Theisen Deuel County Zoning Officer stated that Spalding and her sister had to plat the farm site into two 3 acres plats per the estate of Terry. Spalding stated to Theisen they are planning on removing the buildings that are outside of the plats in the future. Motion by Brandt, seconded by Dahl to grant a variance to allow the buildings to be closer to the lot lines than our ordinance allows in Lots 1 & 2 Terry Brandenburg Addition in SE1/4 Section 6-117-48 Lowe Township. All voted in favor and motion carried.

Motion by Dahl, seconded by Durfee to approve Plat of Lots 1 & 2 Terry Brandenburg Addition in SE1/4 Section 6-117-48 Lowe Township. All voted in favor and motion carried.

Motion by Dahl, seconded by Brandt to approve Plat of Klier Addition in SE1/4 Section 35-117-49 Portland Township. All voted in favor and motion carried.

Albert Moore didn't attend this meeting. The board suggested that Jodi Theisen Deuel County Zoning Officer contact Albert Moore to have him attend the next meeting on March 14, 2016.

Dennis Pedersen met with the Zoning Board to talk about a mobile home that was moved on to Block 1 Pedersen Addition in the NW1/4 Section 19-113-50, Grange Township without a building permit. Pedersen stated that the mobile home is a 1980 and it is used for storage and for a

salon. They sold their building in the town of Estelline and the state allows a hair salon in a residence however they require a separate entrance, handicap accessible, and a second bathroom. Pedersen's stated that this would cost too much to remodel their home for second job so they thought the mobile home would be a good idea. The board suggested that they apply for a special exception for an extended home occupation for a salon and that they would limited it to 2 years.

Motion by Dahl, seconded by Durfee to remove from the table the Stuart Rhea Variance application that was tabled. The request, if granted, would permit the applicant to use Lot 2 Rhea Add in Gov Lot 7 in SE1/4 4-114-47, Lake Cochrane, in the following manner: To replat the one lot into two lots with lake footage less than the ordinance requires which is 75 feet of lake footage. Rhea would like to replat Lot 2 Rhea addition into a lot with 75' lake front which would be Lot 2A and Lot 2B would have 64.1' lake frontage. John Knight stated that he called Collin Dejong and discussed the issue about the road and where it is located. Knight stated that the information that he received and reviewed states that the road ended at the 1/16 line which does not extended onto the area where Rheas want to replat.

Richard Helsper an attorney for Paul Christianson and Larry Jensen stated that they are concerned about access to their property if the variance is granted. Helsper stated that the access to the north is blocked by other property owners and showed the board plats to show how Christianson and Jensen access their property. Christianson stated that he has used the north access but is very hard with his semi. Connie Moen which is Larry Jensen's daughter stated that the property owners to the north block the road with campers and vehicles.

Knight stated that the issue is splitting the one lot into two smaller lots not about the access issue. The board suggested that they should get together and come up with a solution for the access and then come to the board with a plan. Motion Durfee, seconded by Brandt to table the variance request until the determination of the access road has been decided and a plan has been prepared. All voted in favor and motion carried.

Jogchum Andringa came and talk to the board about multi-unit housing and wind towers setbacks from CAFO's. The board talked about how the multi-unit housing would be good for the CAFO's that want to have their employees' onsite. The board will do some more research and will have a ordinance hearing later on. The board discussed the stray voltage issue.

Todd Nielsen come and talk to the board about selling semis on his property. The board suggested that Nielsen talk to the state to see if he would need a dealer's license and if the land would have to be zoned commercial. Another option would be to apply for a special exception, extended home occupation. Nielsen is going to talk to the state and get back the zoning office.

Kanengieter called the meeting.

Jodi Theisen
Zoning Office

Dennis Kanengieter
Chairman, Zoning Board