

Monday December 14, 2015

The Deuel County Zoning Board met on Monday December 14, 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 November 9, 2015 meeting were discussed. Motion by Jaeger, seconded by Brandt to approve the November 9, 2015 minutes as corrected. All voted in favor and motion carried.

Motion by Brandt, seconded by Durfee to approve the amended December 14, 2015 Agenda. All voted in favor and motion carried.

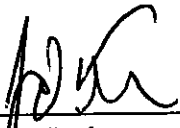
1. Dennis Pedersen met with the Zoning Board via conference call to talk about a mobile home that was moved on to Block 1 Pedersen Addition in the NW1/4 Section 19-113-50, Grange Township without a building permit. Pedersen stated that the mobile home is a 1980 and it is used for storage and for a salon. They sold their building in the town of Estelline and the state doesn't allow a hair salon in a residence anymore. The board stated that he would have to get the signatures from the adjoining property owners and that he might have to apply for a special exception. Motion by Brandt, seconded by Jaeger to table this issue until their next meeting so Pedersen could attend the meeting in person. All voted in favor and motion carried.
2. Motion by Durfee, seconded by Brandt to remove from the table David Hentges Variance application. All voted in favor and motion carried.

Tim Hentges, David Hentges son, stated that David's house has many old additions that are connected and the insulation is very poor. David purchased the house about 18 years ago and at that time the pipes in the basement froze and broke. So David Hentges lifted the house up and built a new block basement. Tim Hentges stated that David would like to leave the current basement and to build a year round home on top. David would extend the bedroom and basement by 8 feet which is 15 feet from the high water mark. He also would like to extend the back of the house facing the road about 4 feet. This would not need a basement or a crawl space. David Hentges would leave the current deck that is located between the house and the high water mark. Brandt stated to Tim that the house is currently a nonconforming structure because it is closer than 50 feet from the high water mark. In the ordinance it states that you can do upkeep and repairs but that is all you can do. Durfee stated that it would be a huge expense for Hentges to move the house back the thirty feet and this house currently does not hinder the views of the surrounding neighbors. Motion by Brandt, seconded by Durfee to grant a Variance permit to use the following property: Lot 23-24 & W16 2/3' Lot 25 Shady Beach in Gov Lot 7 in SE1/4 Lake Cochrane of section 4-114-47 Norden Township in the following manner: To remove the 15' x 11' house addition and bump out basement walls that are about 15 feet from the high-water mark. To remove old house

and leave basement and construct a new house that is no closer than 30 feet from the high water mark in the Lake Park District. The findings for this variance are that the moving the house further back with the existing foundation is in line with the other neighbors. All voted in favor and motion carried.

3. Lane & Jessica Tekrony came and talked to the board about possibly building a 200' x 800' cattle barn north and east of their house in SE1/4 section 7-115-49 Clear Lake Township. They stated that they would like to know where the shallow aquifer is and they would like to build north of the aquifer. They stated that the barn would be all contained and it would have a concrete pit below and the manure would be pumped out. They stated that they would have enough manure acres to support this barn's manure. Kanengieter stated that he could go and talk to the Brooking Rural water Board and to let them know about what the Tekrony's intentions are.
4. Stuart Rhea came and talked to the board about his Variance application that was tabled. The request, if granted, would permit the applicant to use the 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. The board stated that the road that was platted in front of Christianson lots and the Rhea's lots had a lot of concerns. John Knight stated that he will call Collin Dejong and discussed the issue about the road and where it is located. That this issue will be brought up at the next zoning meeting.
5. Kevin Tesch came to talk to the board his Special Exception Permit for a business of "sale, repair and towing of vehicles that was granted in 1996 that allows 15 vehicles only. As of 12-14-15 Tesch has 18 vehicles and was removing more. The board stated that he needs to try to stay around the 15 vehicle limit or he might have to put a fence up or a fine will be imposed.
6. Motion by Brandt, seconded by Dahl to approve the Winters First Addition in the SW1/4 in Section 4-113-48 Scandinavia Township. All voted in favor and motion carried.

Kanengieter called the meeting.



Jodi Theisen
Zoning Office



Dennis Kanengieter
Chairman, Zoning Board