

The Deuel County Zoning Board met on Monday March 14, 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 February 17, 2016 were discussed. Motion by Brandt, seconded by Durfee to approve the February 17, 2016 minutes. All voted in favor and motion carried.

Motion by Dahl, seconded by Jaeger to approve the amended March 14, 2016 Agenda. All voted in favor and motion carried.

1. Albert Moore didn't attend this meeting. Moore did call Dennis Kanengieter to let him know that he had to work and informed Kanengieter the reasons why he wanted to move a mobile home on to the property. Moore told Kanengieter that he wanted to live in the mobile home while he was working on the house that was already existing on the property. The board previously granted him a building permit for an addition. Kanengieter suggested to the board that they could grant a permit for 2 years so he could work on the house. Moore did provide the zoning office a building permit for the mobile home and one letter from the adjoining property owner. Motion Brandt, seconded by Durfee to grant a building permit for the mobile home if the zoning office receives a letter from the other adjoining property owner, if the mobile home is located more than 50 feet from the existing house so each building has a 25 foot side lot, and Al Moore has a current title for the mobile home. All voted in favor and motion carried.
2. Dennis Pedersen applied for a Special Exception. The request, if granted, would permit the applicant to use the following property: Block 1 Pederson in the NW1/4 Section 19-113-50 Grange Township to operate an extended home occupation that would consist of a salon & tanning business in mobile home located in the AG District. Pedersen supplied the board with letters from the adjoining property owners that grant their permission. Pedersen stated at the February 17 meeting that the mobile home is a 1980 and it is used for storage and for a salon. Also in the the February 17 meeting he stated that 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 stated that it would cost too much to remodel their home for second job so they thought the mobile home would be a good idea. Motion Jaeger, seconded by Dahl to grant a Special Exception to move in a 1980 Mobile Home and to operate an extended home occupation that would consist of a salon & tanning business in mobile home located in the AG District, with written permission from the adjoining property owners. This Special Exception is granted for Two (2) Years and after the 2 years are up if the mobile home is still on the property the applicant is requires to come and talk to The Board of Adjustment. All voted in favor and motion carried.

3. Allan Armstrong applied for a Special Exception Permit. The request, if granted, would permit the applicant to use the following property: Lots 10, 11 & 12 in the Grabow Addition in Gov Lot 1 & 5 in the SW1/4NE1/4 Section 5-114-47, Lake Cochrane, Norden Township to build a storage structure located on a lot adjoining a lot with principle structure in Lake Park District. Armstrong stated that we would like to build a pole shed garage for additional storage. The board was concerned that if they allow this shed that is could be sold later and could have living quarters or it could be sold to another person for their personal storage and they don't have a house near this property. The board discussed and if this scenario would happen it would be a special exception. Armstrong stated that there will be a bathroom and it will be a pole structure with 12 foot sidewalls with 6 x 8 timber set in concrete. This shed will share the driveway for the house it will not have its own driveway. Motion by Durfee, seconded by Jaeger to grant a Special Exception to build a 36' x 60' pole shed and 25' x 20' storage structure located on a lot adjoining a lot with a principle structure in Lake Park. All voted in favor and motion carried.
4. Motion by Durfee, seconded by Brandt 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 one lot haveing lake footage less than the ordinance requires which is 75 feet of lake footage. Rhea would like to replat Lot 2A into a lot with 75' lake front and Lot 2B would have 64.1' lake frontage. These lots also have side lots less than 150'. Rhea stated that he had Collin Dejong come out and plat this area. The board had discussion about the size and the setback for these lots and decided that a house could be built on these lots without any variances. All voted in favor and motion carried.
5. Motion by Brandt, seconded by Durfee to grant a Variance to allow Lot 2 Rhea Add in Gov Lot 7 in SE1/4 4-114-47, Lake Cochrane to be replated into two lots with lake footage less than the ordinance requires which is 75 feet of lake footage and side lots to be less than 150'. 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 and side lots less than 150'. All voted in favor and motion carried.
6. Motion by Brandt, seconded by Durfee to approve Plat of Rhea Fourth Addition Lots 2A & 2B that vacates portion of Lot 2 Rhea Addition in Gov Lot 7 Section 4-114-47 Lake Cochrane, Norden Township. All voted in favor and motion carried.
7. Motion by Brandt, seconded by Jaeger to approve Plat of Toben Addition in NW1/4 Section 32-117-48 Lowe Township. All voted in favor and motion carried.
8. Motion by Durfee, seconded by Jaeger to approve Plat of Finnegan Addition in S1/2SE1/4 Section 6-115-49 Havana Township. All voted in favor and motion carried.

9. Kanengieter called the meeting.

Jodi Theisen
Zoning Office

Dennis Kanengieter
Chairman, Zoning Board