

Planning & Zoning Commission Proceedings
Monday, May 15, 2017

Chairman Richard Hultberg opened the meeting at 1:37 p.m. Present were Commissioners Hultberg, Darwin Saari, John Matthews, Don Flinn, Noelle Kroll, and Doug Krebsbach. Also present were Gust E. Stute, Larry Stute, and Joel Stradinger of Mercer, Kent Orrin of KLJ Engineering, Land Use Administrator Todd Schreiner, and Secretary Cassie Goetz. Absent was Commissioner Roger Britton.

Moved by Krebsbach, seconded by Saari, to approve the minutes from the previous meeting as submitted. Roll Call Vote: Aye: Krebsbach, Saari, Matthews, Kroll, Flinn and Hultberg. Nay: None. Absent and not voting: Britton. Motion carried.

Gust E. Stute and Larry L. Stute were present to request approval of a subdivision plat for land described as part of Lots 5 and 6 in the E½ of Section 21, Township 147 North, Range 79 West, to develop a rural residential subdivision to be known as Lots 1-8 of Stute's Blue Lake Resort 1st Addition.

Hultberg inquired about the possibility of a Home Owners Association (HOA) to address road maintenance. The road needs to be named so addresses can be assigned for emergency purposes. Rural water and electricity will be available. Krebsbach inquired about the road development. Larry Stute stated that the new part of the road will be up to county specs: 18-20' with a v-ditch on either side. Jim Grey approved of the culvert placement, road width, and ditches. Road allowances are different than what is typically allowed because Stutes referenced the road Al Schock just built for his development. The current road is more or less a glorified prairie trail. When lots are sold, new owners will have to be instructed to get a permit for an approach from the highway superintendent.

Moved by Krebsbach, seconded by Matthews, to recommend to the Board of County Commissioners approval of the request from Gust E. Stute and Larry Stute for a subdivision plat to be known as Lots 1-8 of Stute's Blue Lake Resort 1st Addition, located in part of Lots 5 and 6 in the E½ of Section 21, Township 147 North, Range 79 West. Roll Call Vote: Aye: Krebsbach, Saari, Matthews, Kroll, Flinn and Hultberg. Nay: None. Absent and not voting: Britton. Motion carried.

Leo Vetter was present representing Ron and Diana Mittleider to request a variance of the 15' setback from the side lot line for land described as Lot 13 of Iglehart Homes Deluxe Site, located in Township 148 West, Range 86 North, in order to allow the construction of a structure closer than the 15' side lot line setback.

Vetter explained that the request is to build on to add bedrooms to the residence and stated that most neighbors have signed in approval of the request.

Moved by Krebsbach, seconded by Flinn, to recommend to the Board of County Commissioners approval of the request from Ron and Diana Mittleider for a variance to allow construction of a structure closer than the 15' side lot line setback on Lot 13 of Iglehart Homes Deluxe Site. Roll Call Vote: Aye: Krebsbach, Saari, Matthews, Kroll, Flinn and Hultberg. Nay: None. Absent and not voting: Britton. Motion carried.

Sandy Swanson of Washburn was present to request approval of a conditional use permit for land located in the SE¼NE¼ of Section 14, Township 144 North, Range 83 West, known as Outlot A, including 7.11 acres, to allow the construction of a non-farm structure on agricultural land.

Hultberg inquired about rural water and electricity. Swanson stated that water and electricity is already to the road where her son lives. She was still uncertain of a location for an approach and will visit with Jim Grey to get approval of location when a decision is made. First District Health will have to approve a septic system.

Moved by Flinn, seconded by Saari, to recommend to the Board of County Commissioners approval of the request from Sandy Swanson for a conditional use permit to allow construction of a non-farm structure on agricultural land known as Outlot A in Section 14, Township 144 North, Range 83 West. Roll Call Vote: Aye: Krebsbach, Saari, Matthews, Kroll, Flinn and Hultberg. Nay: None. Absent and not voting: Britton. Motion carried.

Discussion followed regarding possible upcoming planning & zoning requests.

There being no further business, the Chairperson declared the meeting adjourned at 2:34 p.m.

Richard Hultberg, Chairperson

Cassie Goetz, Secretary