

**Planning & Zoning Commission Proceedings**  
**Monday, July 18, 2016**

Chairperson Rick Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Darwin Saari, Roger Britton, Vernon Ostby, Noelle Kroll, and Doug Krebsbach. Also present were Land Use Administrator Todd Schreiner, Land Use Assistant Cassie Goetz, and Secretary Nancy Leidholm. Absent was Commissioner Don Flinn.

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

Thomas Foley of Minot was present to request a variance of the setback requirements of the McLean County Zoning Ordinance for land described as Lot 1, Foley Addition, located in Section 2, Township 149 North, Range 80 West, Horseshoe Valley Township, to allow the construction of a structure closer than the required 15 foot setback from the side lot line as proclaimed in subsection 4 of section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and as amended on March 5, 2013.

Foley stated that he planned to build a 36' x 50' shop to house his recreational vehicles. Foley also stated that he does have a water and sewer permit in case he decides to put it in sometime in the future. The building would be six feet from the north lot line and the neighbor to the north has provided a letter stating he waives the county required 15 foot setback.

Moved by Krebsbach, seconded by Saari, to recommend approval to the Board of County Commissioners the request from Thomas Foley of Minot for a variance for land described as Lot 1, Foley Addition, located in Section 2, Township 149 North, Range 80 West, Horseshoe Valley Township, to allow the construction of a structure closer than the required 15 foot setback from the side lot line. Roll Call Vote: Aye: Saari, Britton, Ostby, Kroll, Krebsbach, and Hultberg. Nay: None. Absent and not voting: Flinn. Motion carried.

Jessica Oswald of Wilton was present to request approval of a conditional use permit for land described as Outlot A in the SE¼ of Section 1, Township 144 North, Range 80 West, to construct a non-farm structure on agricultural land. Oswald explained to the Commission that she would be building a 2000 square foot home on an existing farmstead. There is existing water and sewer on the property, but she will be updating the septic system.

Moved by Saari, seconded by Britton, to recommend approval to the Board of County Commissioners the request from Jessica Oswald of Wilton for a conditional use permit for land described as Outlot A in the SE¼ of Section 1, Township 144 North, Range 80 West, to construct a non-farm structure on agricultural land. Roll Call Vote: Aye: Saari, Britton, Ostby, Kroll, Krebsbach, and Hultberg. Nay: None. Absent and not voting: Flinn. Motion carried.

Donald Vetter of Wilton was present to request approval of a conditional use permit for land described as Outlot A in the S½S½SW¼ of Section 28, Township 143 North, Range 80 West, to construct a non-farm structure on agricultural land.

Vetter told the commission that his request includes two acres and that rural water and electric are available. He intends to build a barn and corral on the property and will contact Public Health regarding a septic system if approved today.

Moved by Krebsbach, seconded by Ostby, to recommend approval to the Board of County Commissioners the request from Donald Vetter of Wilton for a conditional use permit for land described as Outlot A in the S½S½SW¼ of Section 28, Township 143 North, Range 80 West, to construct a non-farm structure on agricultural land. Roll Call Vote: Aye: Saari, Britton, Ostby, Kroll, Krebsbach, and Hultberg. Nay: None. Absent and not voting: Flinn. Motion carried.

Jim Abernathy and Art Perdue of A&P Rentals, Minot, were present to request approval of a zoning change from Agricultural Land to Commercial for land described as Outlot E located in Government Lot 1 of Section 35, Township 150 North, Range 80 West, consisting of 6.36 acres, for the construction of an eight unit storage building.

Schreiner stated that he had sent a letter to the Otis Township Board regarding this issue and has received no response. Abernathy explained that the cold storage building would be 65 feet from the south property line and 70 feet from the east property line with plenty of room for potential growth in the future.

Moved by Krebsbach, seconded by Britton, to recommend approval to the Board of County Commissioners the request from Jim Abernathy and Art Perdue of A&P Rentals, Minot, for a zoning change from Agricultural Land to Commercial for land described as Outlot E located in Government Lot 1 of Section 35, Township 150 North, Range 80 West, consisting of 6.36 acres, for the construction of an eight unit storage building. Roll Call Vote: Aye: Saari, Britton, Ostby, Kroll, Krebsbach, and Hultberg. Nay: None. Absent and not voting: Flinn. Motion carried.

County Assessor Ryan Oberg joined the meeting.

Discussion took place regarding the possibility of raising building permit fees for residential, commercial and apartment building permits.

Discussion also took place regarding a potential subdivision and the road access and drainage pertaining to this subdivision.

There being no further business, the Chairperson declared the meeting adjourned at 2:50 p.m.

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Richard Hultberg, Chairperson

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Nancy Leidholm, Secretary