

**Planning & Zoning Commission Proceedings**  
**Monday, August 21, 2017, 2017**

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

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

Kurt Ziebarth of Turtle Lake was present to request approval of a conditional use permit involving land located in the NE¼SE¼ of Section 20, Township 147 North, Range 80 West, known as Outlot A, consisting of two acres, to construct a non-farm structure on agricultural land. Ziebarth explained that he will build a road off of the existing approach from 16<sup>th</sup> Avenue NW (Softball Complex Road) to the property. He is set up with McLean Electric and because of the expense of rural water at this time, will put in a well. Ziebarth has been in contact with First District Health and has been approved for a septic system. He told the commission that he will build a two-story home to include 1,300 square feet on the main floor and another 1,300 square feet on the second floor.

Moved by Flinn, seconded by Saari, to recommend to the Board of County Commissioners approval of the request for a conditional use permit from Kurt Ziebarth of Turtle Lake involving land located in the NE¼SE¼ of Section 20, Township 147 North, Range 80 West, known as Outlot A, consisting of two acres, to construct a non-farm structure on agricultural land. Roll Call Vote: Aye: Flinn, Matthews, Britton, Saari, Kroll, and Hultberg. Nay: None. Absent and not voting: Krebsbach. Motion carried.

Susan Davis of Turtle Lake was present to request approval of a conditional use permit involving land located in the NE¼SE¼ of Section 20, Township 147 North, Range 80 West, known as Outlot B, consisting of two acres, to construct a non-farm structure on agricultural land. Davis plans to use the same existing approach as Ziebarth as their lots are side by side. She is planning on building a home on the property in the next one to five years and explained that a well and electric will be done at the same time. Davis has not contacted First District Health regarding a septic system due to the fact that she isn't planning to build in the immediate future.

Moved by Matthews, seconded by Britton, to recommend to the Board of County Commissioners approval of the request for a conditional use permit from Susan Davis of Turtle Lake involving land located in the NE¼SE¼ of Section 20, Township 147 North, Range 80 West, known as Outlot B, consisting of two acres, to construct a non-farm structure on agricultural land. Roll Call Vote: Aye: Flinn, Matthews, Britton, Saari, Kroll, and Hultberg. Nay: None. Absent and not voting: Krebsbach. Motion carried.

Lane Simpfenderfer of Stanton was present to request approval of a conditional use permit involving land located in Government Lot 3 of Section 17, Township 144 North, Range 84 West, known as Outlot A, consisting of 2.5 acres, to construct a non-farm structure on agricultural land. Simpfenderfer explained that he has verbal permission from a neighbor to use a section line road to access the property. He plans to put in a small building to be used for hunting and camping and will not be putting in electricity or septic system.

Moved by Britton, seconded by Matthews, to recommend to the Board of County Commissioners approval of the request for a conditional use permit from Lane Simpfenderfer of Stanton involving land located in Government Lot 3 of Section 17, Township 144 North, Range 84 West, known as Outlot A, consisting of 2.5 acres, to construct a non-farm structure on agricultural land. Roll Call Vote: Aye: Flinn, Matthews, Britton, Saari, Kroll, and Hultberg. Nay: None. Absent and not voting: Krebsbach. Motion carried.

There being no further business the chairperson declared the meeting adjourned at 1:43 p.m.

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Richard Hultberg, Chairperson

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Nancy Leidholm, Secretary