

Planning & Zoning Commission Proceedings
Monday, September 21, 2020

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Flinn, Don Simon, John Matthews, and Darwin Saari. Also present were Land Use Administrator Todd Schreiner and Secretary Nancy Leidholm.

Schreiner introduced Don Simon as the new City of Washburn representative.

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

David Dachs of Minot was present to request a variance of the setback requirements of the McLean County Zoning Ordinance for land described as Lot 17 and 100' x 52' west and adjacent to, located in Otis Township, to allow construction of a structure closer than the required 15-foot setback from the side lot lines, and 30-feet from the rear 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 26, 2020. Schreiner stated that a letter had been sent to Otis Township with no response received. Dachs provided signatures of approval from area land owners. He plans to build a 30' x 40' pole barn.

Moved by Matthews, seconded by Flinn, to recommend approval of the variance request from David Dachs of Minot to the Board of County Commissioners for land described as Lot 17 and 100' x 52' west and adjacent to, located in Otis Township, to allow construction of a structure closer than the required 15-foot setback from the side lot lines, and 30-feet from the rear 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 26, 2020. Dachs stated that he plans to begin construction as soon as possible. Roll Call Vote: Aye: Flinn, Simon, Matthews, Saari, and Hultberg. Absent and not voting: Cottingham and Britton. Nay: None. Motion carried.

Discussion followed regarding the small size of many of the older lake lots around the county and the variances requested as a result of that.

Shannon Torgerson of Garrison was present to request a conditional use permit for land described as 80 acres in the E½SE¼ of Section 26, Township 150 North, Range 82 West, to operate a sand and gravel pit for mining, processing, and selling of sand and gravel products. Torgerson stated that the property is located on the west side of County Road 21 and north side of County Road 24 with two existing approaches. Torgerson sees no visibility issues. He explained that Farden Construction of Maxbass will crush gravel for him to sell and there is rock there that they'd like to purchase from him as well. Schreiner discussed bond requirements and road maintenance. Torgerson stated the pit has Class 13 gravel. He plans to sell what is crushed and if he has requests for more, he'll have more made.

Moved by Flinn, seconded by Simon, to recommend approval of the conditional use permit request from Shannon Torgerson of Garrison to the Board of County Commissioners for land described as 80 acres in the E½SE¼ of Section 26, Township 150 North, Range 82 West, to operate a sand and gravel pit for mining, processing, and selling of sand and gravel products. Roll Call Vote: Aye: Flinn, Simon, Matthews, Saari, and Hultberg. Nay: None. Absent and not voting: Cottingham and Britton. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 1:51 p.m.

Chairperson, Richard Hultberg

Secretary, Nancy Leidholm