

**Planning & Zoning Commission Proceedings**  
**Monday, October 15, 2018**

Chairperson Rick Hultberg opened the meeting at 1:32 p.m. Present were Commissioners Hultberg, Noelle Kroll, Don Flinn, Darwin Saari, and Doug Krebsbach. Also present were Land Use Assistant Cassie Goetz and Secretary Nancy Leidholm. Absent were Commissioners John Matthews, Roger Britton, and Land Use Administrator Todd Schreiner.

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

Joel Hauf of Max was present requesting approval of a conditional use permit involving land located in the NE¼NE¼ of Section 29, Township 150 North, Range 83 West, known as Outlot A, to construct a non-farm structure on agricultural land. Hauf told the commission that he plans to build a 3,000 square foot, two-level home. He will be digging a well for water and First District Health has already approved a septic system.

Moved by Krebsbach, seconded by Flinn, to recommend to the Board of County Commissioners approval of the conditional use permit request from Joel Hauf of Max to construct a non-farm structure on agricultural land located in the NE¼NE¼ of Section 29, Township 150 North, Range 83 West, known as Outlot A. Roll Call Vote: Aye: Flinn, Kroll, Saari, Krebsbach, and Hultberg. Nay: None. Absent and not voting: Matthews and Britton. Motion carried.

Todd Haskins of Minot was present requesting approval of a variance of the setback requirements of the McLean County Zoning Ordinance involving land described as Lots 21 and 22 of Otto's West Side Subdivision located in Otis Township to allow construction of a structure closer than the required 15-foot side setback on Lot 22. Haskins plans to build a 32' x 32' garage. He explained that the positioning of the garage will be two feet off the side lot line and will act as a retaining wall to alleviate water run-off. His neighbor is OK with the arrangement. The submitted plans showed the building to be only 28' long; 32' will put it closer to the road. Discussion followed regarding the setback requirements from the centerline of the road. Goetz feels changing the size of the building making it closer to the road may involve another variance request requiring two weeks of advertising.

Moved by Krebsbach, seconded by Flinn, to recommend to the Board of County Commissioners approval of the variance request from Todd Haskins of Minot for land described as Lots 21 and 22 of Otto's West Side Subdivision located in Otis Township to allow construction of a structure closer than the required 15-foot side setback on Lot 22. Discussion followed regarding the change from the submitted plans for the garage to be 28' x 32' to 32' x 32'. It was decided to let the Board of County Commissioners decide. Roll Call Vote: Aye: Flinn, Kroll, Saari, Krebsbach, and Hultberg. Nay: None. Absent and not voting: Matthews and Britton. Motion carried.

Discussion followed regarding the small lots located in Strawberry Lake.

There being no further business, the chairperson adjourned the meeting at 2:07 p.m.

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Rick Hultberg, Chairperson

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Nancy Leidholm, Secretary