

July 14, 2008

The Deuel County Zoning Board met on Monday, July 14, 2008 at 7:00 p.m. at Lake Cochrane to tour properties at the lake via a pontoon. Present were Board members: Brandt, Kanengieter, Mack and VanLiere. Also present: Eddie Smith, Merle Hamak and Zoning Officer Mary Nosbush.

The meeting was called to order at the Lake Cabin of Marcia Narlin to conduct a hearing for a Special Exception Permit for shoreline alterations. Landscaper Pete Snortum explained the project plans.

1. Motion Brandt, seconded by VanLiere to allow Marcia Narlin a Special Exception Permit for landscaping within 35 feet of the shoreline on property located at: Lots 27, 28, 27A, 27B, 28A (replat of OL 34) Agnes Place Addition in Govt Lot 8 in Section 5-114-47. Permission to build a 24'x24' paver patio, 3' wide steps to shoreline and a 3 1/2 to 4 foot high retaining wall cut into the sloped bank, starting at 15 feet from the high water mark and curving around patio area; to require the use of geo-grid, landscape fabric under steps, silt screen, place discharge pipe close to level of high water mark, to allow 30 days to complete the project and to notify zoning officer when beginning project. All present voting yes and the motion carried. Board recommended adding some rock rip rap at shoreline to limit erosion.

At this time the meeting was moved to the Commissioners' Room of the Deuel County Courthouse in Clear Lake. Joining the meeting were member Jaeger and Attorney John Knight.

The Board discussed the violation of sand being brought onto the beach on property owned by Andrew and Diane Schmitt at Lake Cochrane. The Enforcement portion of the Zoning Ordinance was reviewed. The Board will require a certified letter be sent. Schmitts need to apply for a Special Exception Permit, plus pay an administrative fee of the cost of the permit.

Building permit application was reviewed for Joyce Schrunk on Lake Cochrane property. No special permits required to replace existing deck and patio, located 50 feet from the high water mark, and to remove a retaining wall located more than 35 feet from the high water mark.

2. Motion Mack, seconded by VanLiere to allow Schrunk to grind out three tree stumps on her lot and to fill them with soil and sod. All present voting yes and the motion carried.
3. Motion VanLiere, seconded by Brandt to approve the plat of Three Oaks Addition in the NW1/4 Section 16-115-47, Herrick Township. All present voting yes and the motion carried.
4. Motion Jaeger, seconded by Brandt to approve the minutes of the June 30, 2008 meeting. All present voting yes and the motion carried.

The Board requested Zoning Officer send a letter to Barb Fluttum regarding meeting with her about debris on her property in need of attention on the lake side at Lots 30, 31, 32 and 33 Shady Beach Addition.

The Board discussed a request to move a mobile home onto a farm site for the intended use of storage. The request was denied due to the fact that the Zoning Ordinance does not allow a mobile home to be used for a storage unit.

A request for a building permit from Jim Daily in a Natural Resources District was denied by the Zoning Officer. The Board said the applicant may apply for a change of zoning district from Natural Resources to Agriculture or he may build no closer than 300 feet of the high water mark of Lake Alice.

The Board discussed enforcement policies of the Zoning Officer and handling of complaints, both written and oral.

Motion Mack, seconded by Jaeger to adjourn at 11:40 p.m. All voting yes and the motion carried.

The next meeting of the Deuel County Zoning Board is scheduled for Monday, August 11 at 7:00 p.m. at the Courthouse.

Attest:

Mary E. Nosbush
Deuel County Zoning Officer

Dennis Kanengieter, Chairman
Planning & Zoning Commission