

September 8, 2008

The Deuel County Zoning Board met on Monday, September 8, 2008 at the Deuel County Courthouse in Clear Lake. Present were Board members: Brandt, Jaeger, Kanengieter, Mack and VanLiere. Also present: Zoning Officer Mary Nosbush and several members of the public. Absent: Attorney John Knight

Chairman Kanengieter called the meeting to order at 6:43 p.m.

1. Motion Mack, seconded by VanLiere to approve the minutes of the August 11, 2008 meeting. All present voting yes and the motion carried.

Mitch Malone met with the Board concerning his plans to build a commercial campground on his property in Grange Township. The Board said he would need to rezone the property from Ag. to Commercial-Industrial and apply for a Special Exception permit for the business.

The Board met with Karen Zahnow from Lake Cochrane regarding building a paving stone patio on their property at Lake Cochrane, along with a safety rail fence, within 35 feet of the high water mark. She was advised to apply for a Special Exception Permit for the safety railing since it will be located within 35' of the water.

Jason and Amanda Saathoff met with the Board regarding a request for a variance of setback on a new home to be built in Grange Township.

2. Motion Mack, seconded by Brandt to allow Jason Saathoff to build a new home with a setback of not less than 75' from the road right of way on his property located at Block 1 Bjorklund Addition in the SW1/4 Section 32-113-50. All present voting yes and the motion carried.

Findings for the variance: applicant intends to remove a group of trees which are at a 55' setback from the road right of way; location is on the east side of the road; the lot has a 20' dropoff further to the east; no line of sight problems on the road at this location; grade of township road presents no problems.

The Board met with Barbara Fluttum-Black and J.R. Black regarding her property at Lake Cochrane. They intend to remove and replace the existing deck; remove debris along shoreline and plant shade tolerant plants on the bank.

3. Motion VanLiere, seconded by Mack to grant a variance to Fluttum and Black to replace an existing 12' dilapidated deck with a new 12' deck, going no closer than 17' to the high water mark, same as existing deck, on property located at lots 30, 31, 32, 33 Shady Beach Addition in Govt. Lot 7 in SE1/4 Section 4-14-47. All present voting yes and the motion carried. Applicants were advised to build a silt fence near the shoreline rocks during construction.

Findings for the variance: existing structure is being replaced and going no closer to lake; existing deck is hazardous; no vegetation will be removed; existing house is 29' from high water mark; applicants plan to correct erosion problems on bank; no line of sight problems exist; deck is hidden by vegetation.

The Board met with Ryan Viessman regarding his request to build a garage with loft across a private drive from his principle residential structure and to build it closer to the private drive than 30'.

4. Motion VanLiere, seconded by Jaeger to allow Ryan Viessman a variance of setback to not less than 20' from the survey pins marking the private drive for a garage to be built on property located at Lots 7 and 7A Ingvalson's Sugar

Sand Beach in Govt. Lot 6 in the SE1/4NE1/4 Section 4-114-47. All present voting yes and the motion carried.

Findings for the variance: Location is on a private drive with minimal traffic; a slough behind the garage prevents building further back on the lot.

5. Motion Mack, seconded by Jaeger to allow Ryan Viessman to build a garage with a loft and a bathroom on Lot 7 and 7A Ingvalson's Sugar Sand Beach Addition in Govt. Lot 6 in the SE1/4 NE1/4 Section 4-114-47 with the stipulations that there is to be no kitchen or cooking facilities in the structure, nor any commercial use of the property. On a roll call vote, all present voting yes and the motion carried.

At this time, Mack left the meeting.

6. Motion Jaeger, seconded by VanLiere to allow Charles Staudenmaier to remodel existing plumbing in his garage, which permit was previously denied, located on Lots 39, 40 and W10' Lot 41 Bostic Beach in Govt. Lot 3 in the NW1/4 Section 4-114-47. The garage is not to include any kitchen or cooking facilities, nor is it to be used commercially. All present voting yes and the motion carried.

Pete Bauman met with the Board concerning the Nature Conservancy purchasing a building site in Deuel County for use as a base of operations for their nonprofit work in the County. The Board advised Bauman to apply for a Special Exception Permit to operate a caretaker residence associated with a private enterprise. (#17 in the Ag Zone list of Special Exceptions.) He stated that the Conservancy does pay property taxes on all of its land in the County.

At this time Mack returned to the meeting.

Jay Grabow met with the Board to explain why the work is not finished on the private park he has started at Lake Cochrane.

7. Motion Jaeger, seconded by Mack to grant an extension to October 15, 2008 to Jay Grabow to complete work on the private park permitted on Lots 24, 25, 26 Severson Bay Addition in Govt. Lot 5, Section 5-14-47. All present voting yes and the motion carried.

Motion Mack, seconded by VanLiere to approve the plat of Thiewes Addition SW1/4 Section 2-116-50, Goodwin Township. All present voting yes and the motion carried.

Zoning Officer gave a progress report on projects at Lake Cochrane. Several building permit applications for Lake Cochrane properties were reviewed and approved.

8. Motion Mack, seconded by Jaeger to adjourn at 9:45 p.m. All voting yes and the motion carried.

The next meeting of the Deuel County Zoning Board is scheduled for Tuesday, October 14 at 7:00 p.m. at the Courthouse.

Attest:

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Mary E. Nosbush  
Deuel County Zoning Officer

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Dennis Kanengieter, Chairman  
Planning & Zoning Commission