

The Deuel County Zoning Board met on Monday November 14, 2011 at 7:00 P.M., in the Commissioners' room of the Courthouse in Clear Lake. Those present were members Dennis Kanengieter, Gary Jaeger, Jay Gislason, Paul Brandt, and Mike Dahl. Also present were Zoning Officer Jodi Theisen.

- 1) Chariman Dennis Kanengieter called the meeting to order. Motion by Brandt, seconded by Dahl to approve the September 20, October 10, and November 1 minutes. All voted in favor and motion carried.
- 2) Motion by Jaeger, seconded by Gislason to approve the November 14, 2011 agenda. All voted in favor and motion carried.
- 3) Don Cassels applied for a Special Exception to construct a 10' x 6' off site sign for his American Family Insurance Business on NW1/4NW1/4W1/2NW1/4 14-115-49, Clear Lake Township which is zoned commercial. Cassels stated that this sign would not be in the road right of way. It will be a triangle sign and it would not block vision for traffic. Motion Jaegert, seconded Brandt to grant a Special Exception to construct a 10' x 6' off site sign and to keep the sign as far south as possible and not to be in the road right of way on NW1/4NW1/4W1/2NW1/4 14-115-49, Clear Lake Township which is zoned commercial. All voted in favor and motion carried.
- 4) Matt Wagner applied for a Special Exception to reconstruct his bank within 35' from the high water mark with 2 rows of 16 inch block and fabric and to remodel his existing garage with a bathroom at Lot 7 & 8 Elms Addition Gov Lot 6 4-114-47 Lake Cochrane, Norden Township. Wagner stated that we would like to remove the remaining rocks and replace it with fabric and block. Also he would like to remove about a foot of shoreline to place rocks for drainage for the block and cover with grass. The board told Wagner during this process to place a silt screen in the water to help keep the erosion to a minimum when he alters the shoreline. Wagner stated he would like to add a bathroom to the preexisting garage so family and friends wouldn't have to come into the house and make a mess. Wagner stated that this property is owned under single ownership however other families and friends can use his property at any time. The board asked Wagner about a camper that was park on this property. Wagner stated that it is a friend's camper and it would be parked on this property during the holidays (4 of July, Labor Day and so on) then the camper will be moved off. Wagner stated that the addition of the bathroom in the garage will not cause a problem with campers being at this location for long term that the bathroom is for helping cut down on traffic thru the house. Motion Brandt, seconded Dahl to grant a Special Exception to reconstruct his bank within 35' from the high water mark with a fabric and block to follow the lay of the lake and to use a silt fence during alteration and to allow a bathroom in the garage as long at the garage doesn't become living quarters at Lot 7 & 8 Elms Addition Gov Lot 6 4-114-47 Lake Cochrane, Norden Township. All voted in favor and and motion carried.

- 5) City of Clear Lake applied for a Variance to build a 29' x 28' bathhouse within 52 feet from the road right of way on the Outlots 20 & 21 in Lots 2 & 3 Ulven's Summer Resort section 24-115-49, Clear Lake Township. Karen Harford and Don Ebbers represented the City of Clear Lake stated that they wanted to place the new bathhouse near the new campsites at the park. Ebbers stated that it will be closed septic tank system and will be installed for the bathhouse and 6 campsites. The bathhouse will include showers, toilets, and sinks for the campers. Someone will be on call to pump out the septic during the summer if it becomes full. Motion Dahl, seconded Jaeger to grant a variance to construct a 29' x 28' bathhouse 52 feet from the road right of way and 60 feet from the high water mark. The findings for this variance are that the road is not open in the winter time so it won't cause any snow problems on the road and it is a nice addition to the park. All voted in favor and motion carried.
- 6) Kellie & Kathi Nordgaard applied for a Special Exception to reconstruct his bank and replace steps within 35' from the high water mark with rock and fabric at Lots 8-9-10-11 Severson Bay Gov Lot 5 5-114-47 Lake Cochrane, Norden Township. Nordgaard stated they would like to replace the stairs toward the lake with cast rock 3 feet wide because the snow ruined his woodend steps. Brandt questioned the rock and the water drainage from the top the hill and the time of the year and not getting the project done. Nordgaard stated that we would like to place more rocks along the shoreline to make it look more constant with the rocks they added in the 2009 special exception. The board stated because there is exposed dirt on the west side of their property where they were working on the rock on the hill side that they finish that prokject before the weather turns and we have an erosion problem. The board told the Nordgaard to supply the office a picture of what the rock along the shoreline would look like. A suggestion that was made by the board was that the Nordgaard's extend the drainage tile from the drown spouts and surface water toward the lake more to help prevent erosion. Motion by Brandt, seconded by Gislason to grant a special exception to Kellie & Kathi Nordgaard to reconstruct the bank that is exposed this year to stabilize the shoreline, replace steps and to use a silt fence, and to continue to reconstruct the bank with rock within 35' from the high water mark with rock and fabric at Lots 8-9-1011 Severson Bay Gov Lot 5 section 5-114-47 Lake Cochrane, Norden Township. To let the office know in the spring when they will be doing the work because in the spring is when the land and weather is stable to prevent erosion into the lake. All voted in favor and motion carried.
- 7) Shanna & Charlie Koenig applied for a Special Exception to build a shed and to operate a business to distribute liquid cattle mineral business and to use as storage in a CI zoned district at Lot 7 Block 1 Angles Addition 3-114-49, Brandt Township. Koenig stated that they would like to purchase the land and to place their business at this site. Koenig stated that there liquid cattle mineral contains no urea which was a neighbors concern. Koenig also asked for an extension for their tree variance from May 2010 to plant trees from the row 75 feet. Motion Brandt, seconded Dahl to grant a special exception extension to build a shed and to operate a business to distribute liquid cattle mineral business and to use as storage in a CI zoned district. And extension on the variance to plant 2 rows of trees, 200' in length,

starting at the NW corner of the lot within 75 ft from the township road right of way. Also, to plant 2 rows of trees, 200' in length, starting at the SE corner of the lot 75 ft from Hwy 15 road right of way. Koenig would have to supply to the office a letter from adjoining property owners to allow them to plant closer than 150 feet from their property line that was granted on May 10, 2010. All voted in favor and motion carried.

- 8) Motion by Dahl, seconded by Jaeger to approve Block 1 Thomas Addition in NE ¼ Section 32-115-47, Herrick Township. All voted in favor and motion carried.
- 9) Motion by Brandt, seconded by Gislason to approve Lot F-2 that is a corrective plat in NE 1/4 Section 2-115-49, Clear Lake Township. All voted in favor and motion carried.
- 10) Kanengieter called the meeting.

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Jodi Theisen  
Zoning Office

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Dennis Kanengieter  
Chairman, Zoning Board