

The Deuel County Zoning Board met on Monday October 10, 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 Attorney John Knight and Zoning Officer Jodi Theisen.

- 1) Chariman Dennis Kanengieter called the meeting to order. Motion by Brandt, seconded by Gislason to approve the September 12, 2011 minutes. All voted in favor and motion carried.
- 2) Motion by Jaeger, seconded by Dahl to approve the amended September 12, 2011 agenda with the addition of Todd Knuston added to agenda. All voted in favor and motion carried.
- 3) Clarence Bushenfeld applied for a Variance to build a 15' x 20' shed within 50 feet from the east road right of way and a 60 feet from the south road right of way on the SE ¼ section 25-113-50 Grange Township. Bushenfeld stated that he wanted to place the garage where there is a row of existing lilac bushes were located because it would be close to the house. Motion Dahl, seconded Jaeger to grant a variance to place a 15' x 20' shed 50 feet from the east road right of way and 60 feet from the south road right of way. The findings for this variance includes that there are already trees located to the the south and the north garage site that are located in the row right of way. There is a shed and the house that is already closer than the 150 from the road right of way. The septic and LP Tank location prevents the garage to be located further west. Bushenfeld maintains the road for snow removal. All voted in favor and motion carried.
- 4) Kevin Doom applied for a Special Exception for remodeling an existing garage with an addition of a bathroom at Lot 6 Elms Addition Gov Lot 6 4-114-47 Lake Cochrane, Norden Township. Motion Brandt, seconded Gislason to grant a Special Exception for remodeling of an existing garage with an addition of a bathroom at Lot 6 Elms Addition Gov Lot 6 4-114-47 Lake Cochrane, Norden Township. All voted in favor and and motion carried.
- 5) Motion Brandt, seconded Jaeger to remove from the table Ronald Ruud's application for a Variance to replat 3 lots into 2 60 foot lots, which are smaller than our ordinance, allows on lots 18-19-20 Severson Bay Gov Lot 5 & 4-114-47. Motion Dahl, seconded Gislason to deny this variance to replat 3 lots into 2 60 foot lots, which are smaller than our ordinance, allows on lots 18-19-20 Severson Bay Gov Lot 5 & 4-114-47 because these lots were nonconforming lots and that they can't be split because of single ownership. And Ruud would not be granted a refund of the variance fee of \$200. All voted in favor and motion carried.
- 6) Shanna Koenig came before the board to talk about the options of building a shed to conduct their mineral and liquid feed business on Lot 7 Block 1 Angle Addition in 3-114-49 Brandt Township which is zoned AG District. The boards recommend that they apply for a rezoning from AG to CI and to apply for a special exception for their business. They also discussed

the tree variance and an extension the board suggested that would be discussed with the special exception application.

7) Todd Knuston came before the Zoning Board to talk about the nonconforming lot zoning ordinances in the regulations for Lake Park district.

8) Kanengieter called the meeting.

Jodi Theisen
Zoning Office

Dennis Kanengieter
Chairman, Zoning Board