

The Deuel County Zoning Board met on Monday June 23, 2014 at 7:00 P.M., in the Commissioners' room of the Courthouse in Clear Lake. Those present were members Dennis Kanengieter, Ron Boone, Paul Brandt, Jerry Durfee, and Mike Dahl. Also present were Attorney John Knight and Zoning Officer Jodi Theisen.

Chairman Dennis Kanengieter called the meeting to order. The minutes from the Monday May 12, 2014 were discussed. Motion by Dahl, seconded by Boone to approve the May 12, 2014 minutes. All voted in favor and motion carried.

- 1) Motion by Brandt, seconded by Durfee to approve the June 23, 2014 Agenda. All voted in favor and motion carried.
- 2) Levi Lunden applied for a Variance. The request, if granted, would permit the applicant to use the following property: Block 1 Olson Addition 6-113-47 Scandinavia Township. To build a 55' x 100' shed closer than 150 feet from the road right of way in an Ag District. Motion by Dahl, seconded by Boone to grant a Variance to build 55' x 100' cattle shed 94 feet from the road right of way in an AG zoned district on Block 1 Olson Addition 6-113-47 Scandinavia Township. Findings for this variance are that there are trees located to the south and north and the house is closer to the road right of way than the location of shed. Lunden has a limited space in the existing farm yard for placement of the shed. The shed would not cause a snow or a visual problem. All voted in favor and motion carried.
- 3) Leroy Hamann applied for a Special Exception. The request, if granted, would permit the applicant to use the following property: in Lot 6 Grabow Addition section 5-114-477 Norden Township. To allow them to place a Park model RV in an LP zoned district. Jay Grabow the developer stated that he amended his covenant to help sell his lots along the golf course and one of the amendments was to allow lots 6 & 7 to allow them to place a RV on the lots. Grabow stated that there is electricity and water hooked up to these lots but sewer is not. Kelly Nordgaard representing the Lake Cochrane Sanitary System stated that the board didn't know that Grabow amended his covenant for this addition. And they have an agreement about hooking these lots up to the system. Hamann stated that these park model homes do not have a containment system. Hamann stated the sewer board was informed about them purchasing these lots and discussion is going on about if they need to be hooked up to the sanitary system or not. Jim Lewis asked if these would be permanent or temporary. Raymond Hamann stated that from three to five years. Some questions were raised about if they would be on wheels or foundation. Hamann stated that they would have the wheels under them but they could be skirted. Hamann stated that they purchased these lots as an investment and that they would not devalue the lots in appearance or any other way. Mike Dahl showed concerns about if the zoning board would ok the placement of RV's on these lots if they would start a trend of people wanting to move these on instead of building homes. Jerry Durfee also showed concerns about the time frame these Park Model Home would be

placed on these lots. Motion by Durfee, seconded by Brandt to grant the Special Exception to permit a private campground on Lot 6 Grabow Addition section 5-114-47 Norden Township. The camper or RV can be placed on the lot in the spring and must be removed in the fall. If the Hamann's place a RV it is subject to the requirements of Lake Cochrane Sanitary System. The Special Exception permit is nontransferable and the applicant has to reapply in two years which is the year of 2016. Roll call vote Kanengieter - yes, Boone-yes, Brandt-yes, Durfee-yes, and Dahl-no and motion carried.

- 4) Raymond Hamann applied for a Special Exception. The request, if granted, would permit the applicant to use the following property: in Lot 7 Grabow Addition section 5-114-47 Norden Township. To allow them to place a Park model RV in an LP zoned district. Motion by Durfee, seconded by Brandt to grant the Special Exception to permit a private campground on Lot 7 Grabow Addition section 5-114-477 Norden Township. The camper or RV can be placed on the lot in the spring and must be removed in the fall. If the Hamann's place a RV it is subject to the requirements of Lake Cochrane Sanitary System. The Special Exception permit is nontransferable and the applicant has to reapply in two years which is the year of 2016. Roll call vote Kanengieter - yes, Boone-yes, Brandt-yes, Durfee-yes, and Dahl-no and motion carried. All voted in favor and and motion carried.
- 5) David Seiwert applied for a Special Exception Permit. The request, if granted, would permit the applicant to use the following property: Lot 1,2,3 Lake Alice Shores in SW1/4 in 7-116-48 Altamont Township. To build a storage shed in a Lake Park zoned district. Motion by Durfee, seconded by Boone to grant the Special Exception to permit a build a 12' x 16' shed on Lots 1,2,3 Lake Alice Shores which is in a LP zoned district in SW1/4 in 7-116-48 Altamont Township.
- 6) Janice Hamak applied for a extension for a Special Exception that was granted in May 8, 2012 to reconstruct his bank within 35' from the high water mark with bigger boulders on Lot 9 & W20' Lot 8 Elms Gov Lot 6 4-114-47 Lake Cochrane, Norden Township. Hamak stated that Merl applied for the special exception and didn't get the project finished. Hamak stated that she is hiring Peter Snortum to finish the project. Motion Brandt, seconded Dahl to grant the extension for the Special Exception to reconstruct his bank within 35' from the high water mark with rock until November 1, 2014 on Lot 9 & W20' Lot 8 Elms Gov Lot 6 4-114-47 Lake Cochrane, Norden Township. All voted in favor and and motion carried.
- 7) Kim Willers applied for a Special Exception. The request, if granted, would permit the applicant to use the following property: Lots 33,34, & 35 Thokola Beach Lake Cochrane in 8-114-47 Norden Township. To reconstruct their shoreline within 35 feet from the high water mark in an LP zoned district. Willers stated that they wanted to put in a retaining wall then after a heavy rainfall they noticed that some of their shoreline was being washed away. So they contacted the zoning officer. Then Jodi and Dennis Kanengieter made a visit to their lake lots and noticed that the washout came from the heavy rain the previous days before and the water followed along their neighbor's garage toward the lake. Motion by Brandt,

seconded by Durfee grant a Special Exception to approve the landscaping plan to place a block retaining wall, to place a discharge pipe in the ground at the high water mark to remove the old tree at ground level and to plant a new tree. The board stated to use a silt fence during construction and to notify the zoning office when work begins. And then to complete this project within eight weeks from the start date of the project. All voted in favor and motion carried.

- 8) Brad Rhea applied for a Variance & Special Exception. The request, if granted, would permit the applicant to use the following property: in Lot 1 Rhea Addition Lake Cochrane section 4-114-477 Norden Township. To build a deck within 50 feet from the high water mark and to bring in sand within 35 feet from the high water mark in an LP zoned district. Motion Brandt, seconded Dahl to grant the variance to build a deck 32 feet from the high water mark and not to allow them to bring in sand within 35 feet from the high water mark in an LP zoned district.. Findings for this variance are that deck didn't go beyond the scope of the old deck that was removed. All voted in favor and and motion carried.
- 9) Joe Blastick applied for a Variance. The request, if granted, would permit the applicant to use the following property: Lot 1 Tetzlaff Add in S1/2SE1/4 section 5-115-49 Clear Lake Township. To build a shed closer than 150 feet from the road right of way in an Ag District. Motion by Dahl, seconded by Boone to grant a Variance to build 35' x 45' shed 102 feet from the road right of way in an AG zoned district on Lot 1 Tetzlaff Add in S1/2SE1/4 section 5-115-49 Clear Lake Township. Findings for this variance are that there are tress located to the west and another building to the north north west north and the house to the southeast which hasn't caused a snow or visual problem. All voted in favor and motion carried.
- 10) Motion by Dahl, seconded by Durfee to remove from table the Joe & Tristin Bothum's Special Exception Variance to level the shoreline within the 35 feet from the high water mark at Lot 9 Lake Alice Shores Section 7-116-49 Altamont Township Deuel County. All voted in favor and motion carried. Bothum's stated that they would like to place sand within the 35 feet from the high water mark so their kids and company can relax. They would like to place sand 16 feet from the rock wall towards the west along the 100 foot shoreline. Motion by Dahl, seconded by Brandt to grant a Special Exception to place a 16' x 30' sand area that is 10 feet from the side lot and that has containment on all sides. That this sand area has a slope away from the water that would divert the rain water away. To have a grass filter strip between the sand area and the rocks by the water that is 10 deep. All voted in favor and motion carried.
- 11) Motion by Dahl, seconded by Boone to approve the Plat of Block 1 Pederson's Addition located in NE1/4 section 9-116-47 Glenwood Township. All voted in favor and motion carried.
- 12) Motion by Boone, seconded by Durfee to approve the Plat of Stroschein Third Addition located in SE1/4 section 30-114-49 Brandt Township. All voted in favor and motion carried.

- 13) Motion by Brandt seconded by Boone to approve the Plat of Special Addition located in NW1/4NE1/4 section 16-116-49 Altamont Township. All voted in favor and motion carried
- 14) Dean Champine and Kelly Nordgaard came to talk to the board about their shoreline. The last couple of rains have cause the rock along the hills side and under Champine's deck to slide toward the water. The board and property owners came to a conclusion that placing a pipe starting at the top shoreline between the two house and directing toward the lake could help and to contact a landscaper to help stop the erosion and to help stabilize the shoreline. They would have to apply for a special exception at the next meeting.
- 15) Kanengieter called the meeting.

Jodi Theisen
Zoning Office

Dennis Kanengieter
Chairman, Zoning Board