

The Deuel County Zoning Board met on Monday September 16, 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 August 11 were discussed. Motion by Boone, seconded by Durfee to approve the August 11, 2014 minutes. All voted in favor and motion carried.

- 1) Motion by Boone, seconded by Durfee to approve the September 16, 2014 Agenda. All voted in favor and motion carried.
- 2) Darwin Mack applied variance to build a 66' x 136' shed 100 feet from the road-right-of-way on the the Darwin & Mary Mack Addition in the SW1/4 20-116-50 Goodwin Township in an AG zoned district. He would like to build the shed 100 feet from the road right-way because there are trees to the west and they would like build some bins there in the future. Motion by Ron, seconded by Dahl to grant variance to build a 66' x 136' shed 100 feet from the road-right-of-way on the the Darwin & Mary Mack Addition in the SW1/4 20-116-50 Goodwin Township. The findings for the variance the shed is located on the east side of the road and there is a grove of trees located to the north that is closer to the road right of way. Kanengieter called for roll call vote Boone-yes, Dahl-yes, Durfee-yes Kanengieter-yes and motion carried.
- 3) Jeff & Terese Anderson applied for a Variance to build a house closer than 25 feet from the side lot on the Anderson Addition in the SE1/4 13-113-50 Grange Township in an AG zoned district. Anderson came to talk to the board about building his new house on the Anderson Addition 17 feet from the north property line because of the existing driveway. Motion by Dahl, seconded by Durfee to grant variance to build a house closer than 17 feet from the side lot on the Anderson Addition in the SE1/4 13-113-50 Grange Township in an AG zoned district. All voted in favor and motion carried. The findings for the variance the existing farm yard is very limited to where a new house can be built and they would have to remove an existing grove of trees to the south to reroute the driveway.
- 4) Kelly Frensko applied for a Variance to build a shed closer than 150 feet from road right of way on the following property: Lot 1 Louwagie Addition & Ohnstad Outlot in SE1/4 13-116-48 Glenwood Township which is an AG zoned district. Frensko wasn't available for the meeting Jodi Theisen stated when she went to measure the distance between the road right of way and the building site, they stated that they couldn't move any further to the north because of utilities and that the property to the west is where all the water drains to the south. Motion by Dahl, seconded by Brandt to grant variance to build a hoop shed 140 feet from road right of way on the following property: Lot 1 Louwagie Addition & Ohnstad Outlot in SE1/4 13-116-48 Glenwood Township which is an AG zoned district. All voted in favor and motion carried.

The findings for the variance there are existing utilities to the north of the proposed shed, there are trees to the west and east that are closer to the road right of way, and the existing farm site limits the area where they could build.

- 5) Motion by Boone, seconded by Brandt to approve Plat of Block 1 and 2 Quail Addition in SW1/4 of section 7-113-48 Scandinavia Township. All voted in favor and motion carried.
- 6) Duane Sonnicksen came to talk to the board about his shoreline, decks, and patio with the 35 feet from the high water mark on the the following property W1/2 Lot 17 & Lots 18 & 19 Agnes Palce Section 5-114-47, Lake Cochrane Norden Township. Sonnicksen called the office and stated that they have been trying to find a contractor to work on this project and they have found John Hurley. He has done work on Lake Poinsett. Sonnicksen stated that shoreline is causing his patio to move away from the house and they noticed that the hill is starting to slump way. Hurley stated that they would place rock and maybe fabric along the shoreline to help stabilize the hill. Hurley stated that they would remove the dry well and install pipes underground for the runoff and the water from the eves. Sonnicksen stated that they would remove and replace the patio and retaining wall by the patio with one deeper retaining wall also they would replace the decks. Hurley told the office we would dry vac holes at an angle into the hillside and fill them up with concrete and rebar to help stop the shifting of the hill toward the lake. Motion by Durfee, seconded by Boone to granted him an emergency shoreline repair permit for stabilization with the intent to apply for a special exception permit on October 21, 2014 meeting on the property W1/2 Lot 17 & Lots 18 & 19 Agnes Place Section 5-114-47, Lake Cochrane Norden Township, in the following manner: shoreline stabilization with rock with fabric. To install pipes underground for the runoff and the water from the eaves. To remove and replace the patio and retaining wall by the patio with one deeper retaining wall also they would replace the decks. To dry vac hole at an angle into the hill side and fill them up with concrete and rebar to help stop the shifting of the hill toward the lake with in the 35 feet from the high water mark. All voted in favor and motion carried.
- 7) The board had Joe Bothun come talk to the board about his shoreline at Lot 9 Lake Alice Shores Altamont Township 7-116-48. On a visit out to Lake Alice the board noticed that Bothun shoreline had small rock along the shoreline and that some bigger rock was placed along the shoreline. The special exception that was granted for the shoreline alteration in a previous meeting did not allow this. Bothun stated that they tried to get grass planted however it did not take so they tried to stop the erosion by placing rock along the shoreline. The board stated that the shoreline is altered in any way that the property owner needs to come and talk to the board and apply for a special exception.
- 8) Albert Moore came and talked to the board about moving in an older mobile home on to his property in Blom Township. The board stated that he could move in a new house or mobile home without the adjoining property permission. However if he wants to move in an older mobile home then he would have to get 66% permission from the adjoining property owners.

- 9) Dale & Karen Richmond came and talked to the board about replacing there deck at Lot 10 & E1/2 Lot 9 Bostic Beach Lake Cochrane, Norden Township Section 4-114-47. The existing deck and privacy fence was built many years ago and they would like to build a deck and fence. The old fence and deck was about 1 foot from the property line. They would like to build the new one 5 feet from the property line. The property that they own has a 75 width and the ordinance states that they would have to be 10 feet from the property line with any new structures. The board stated they might variance the fence and deck 8 feet from the property line which would make the deck 17 feet wide. The boards suggested the Richmond's apply for a variance for the the deck and fence on October 21, 2014 meeting.
- 10) Stewart Rhea came to talk to the board about their property at Lot 2 Rhea Addition and Tract 1 of Outlot y in Gov Lot 7 in SE1/4 Lake Cochrane. Rhea stated they are selling some personal property from the Shady Beach Supper Club which is located on this property and they want to talk to the board about variances and maybe replating.
- 11) Jame Koeing came to talk to the board about some trees that were planted to close to the road right of way on the S867' E443' W1123' in the SW1/4 Section 21-113-48 Scandinavia Township. The boards suggested James Koeing apply for a variance for the trees on October 21, 2014 meeting.
- 12) .Kanengieter adjourned the meeting.

Jodi Theisen
Zoning Office

Dennis Kanengieter
Chairman, Zoning Board