

Planning & Zoning Commission Proceedings
Monday, September 21, 2015

Chairperson Rick Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Darwin Saari, Don Flinn, Doug Krebsbach, Vernon Ostby, Roger Britton and Noelle Kroll. Also present were Land Use Administrator Todd Schreiner, Land Use Assistant Cassie Goetz, Deputy Auditor Nancy Leidholm, and Secretary Terri Guderjahn.

Moved by Saari, seconded by Krebsbach, to approve the minutes of the previous meeting as submitted. Roll Call Vote: Aye: Hultberg, Saari, Krebsbach, Ostby, Flinn and Britton. Nay: None. Motion carried.

Newly appointed Washburn City Commissioner Noelle Kroll joined the meeting to observe. Once approved by the County Board of Commissioners, Kroll will replace Planning & Zoning Commissioner Duane Bauer who resigned as of the April 20, 2015 meeting.

Steve Novak of Minot was present to request a variance of the setback requirements of the McLean County Zoning Ordinance for land described as Lots 15 and 16 of Severson Resort 2nd Addition, located in Section 21, Township 149 North, Range 80 West, in Horseshoe Valley Township, to construct a non-farm structure closer than the required 15 foot setback from the side lot line and closer than the required 25 foot setback from the front lot line as proclaimed in subsection 4 of section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and amended on March 5, 2013. Novak explained that he plans to build a house using the existing well and holding tank.

Moved by Krebsbach, seconded by Ostby, to recommend approval to the Board of County Commissioners the variance request from Steve Novak of Minot for land described as Lots 15 and 16 of Severson Resort 2nd Addition, located in Section 21, Township 149 North, Range 80 West, in Horseshoe Valley Township, to construct a non-farm structure closer than the required 15 foot setback from the side lot line and closer than the required 25 foot setback from the front lot line as proclaimed in subsection 4 of section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and amended on March 5, 2013. Roll call vote: Aye: Flinn, Saari, Ostby, Britton, Krebsbach and Hultberg. Nay: None. Motion carried.

Novak was also present representing Keith and Laura Braunberger to request a variance of the setback requirements of the McLean County Zoning Ordinance for land described as Lot 14 of Severson Resort 2nd Addition located in Section 21, Township 149 North, Range 80 West, in Horseshoe Valley Township, to construct a non-farm structure closer than the required 15 foot setback from the side lot line and closer than the required 25 foot setback from the front lot line as proclaimed in subsection 4 of section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and amended on March 5, 2013. Novak explained that Braunbergers plan to build a home using the existing well and holding tank.

Moved by Krebsbach, seconded by Britton, to recommend approval to the Board of County Commissioners the variance request from Steve Novak of Minot representing Keith and Laura Braunberger, for land described as Lot 14 of Severson Resort 2nd Addition located in Section 21, Township 149 North, Range 80 West, in Horseshoe Valley Township, to construct a non-farm structure closer than the required 15 foot setback from the side lot line and closer than the required 25 foot setback from the front lot line as proclaimed in subsection 4 of section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and amended on March 5, 2013. Roll call vote: Aye: Flinn, Saari, Ostby, Britton, Krebsbach and Hultberg. Nay: None. Motion carried.

Deb Knuth of Wilton was present to request approval of a conditional use permit for land described as Outlot B located in the SW¹/₄NE¹/₄ of Section 29, Township 143 North, Range 80 West, consisting of about 2 acres, to construct a non-farm structure on agricultural land. Knuth explained that they would be building a 28' x 58' home along with a 30' x 28' garage. They have already put in a gravel road and approach to access the property and rural water and electricity is already onsite. Knuth was instructed to contact First District Health regarding a septic system.

Moved by Flinn, seconded by Ostby, to recommend to the Board of County Commissioners approval of the request for a conditional use permit from Deb Knuth of Wilton for land described as Outlot B located in the

SW¹/₄NE¹/₄ of Section 29, Township 143 North, Range 80 West, consisting of about 2 acres, to construct a non-farm structure on agricultural land. Roll call vote: Aye: Flinn, Saari, Ostby, Britton, Krebsbach and Hultberg. Nay: None. Motion carried.

Kristin Grossman, representing Charles Winn of Washburn, was present to request approval of a conditional use permit for land described as Outlot C located in the NE¹/₄ of Section 3, Township 143 North, Range 81 West, to construct a non-farm structure on agricultural land. Grossman explained that Winn would be bringing in a modular home to place on an existing basement. He will be using an existing well. Grossman was instructed to contact First District Health regarding a septic system and to contact Highway Superintendent Jim Grey regarding the placement of an approach that will need to be built at county specs.

Moved by Flinn, seconded by Krebsbach, to recommend to the Board of County Commissioners approval of the request for a conditional use permit from Kristin Grossman representing Charles Winn of Washburn for land described as Outlot C located in the NE¹/₄ of Section 3, Township 143 North, Range 81 West, to construct a non-farm structure on agricultural land. Roll call vote: Aye: Flinn, Saari, Ostby, Britton, Krebsbach and Hultberg. Nay: None. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 2:01 p.m.

Chairperson, Richard Hultberg

Secretary, Terri Guderjahn