

McHenry County Zoning Commission

November 17, 2016

2:00 PM

The meeting was called to order by Chairman Matt Zelinski. Other members present were Bill Goodwin, Tom Krumwiede, Lyle Hendrickson, Ken Gefroh, Darrell Haman, Lloyd Gardner, Lisa Wittstruck, Larry Haman and Darlene Carpenter. Also attending was David Thom, Larry Lee, Lyle and Barbara Linrud.

A motion was made by Bill and seconded by Darrell to approve the minutes from October 27th. Motion carried unanimously.

The public hearing for the conditional use application from Xcel Energy to construct a transmission line to be located adjacent to an existing transmission line in North Prairie Township and Velva Township. Sean Lawler explained the project and the need for it due to the growth in and around Minot. Lyle Linrud expressed a concern with the poles being placed diagonally across his land which makes it a nuisance for machinery to get around. Mr. Lawler explained it would substantially increase the cost of the project if the poles would be required to follow the section lines. Matt explained a variance would be needed for the six poles indicated in an email that would be located within 150' from the center of section lines. Matt also requested a copy of the deactivation plan be sent to the county to be attached to the application. A motion was made by Lloyd and seconded by Lyle to recommend approving the CUP. Motion carried unanimously.

The public hearing was held for the conditional use application from Powder River Development to construct a cell tower site in the NE ¼ NE ¼ of Section 10-155-79. Cole Schantz explained the project and answered questions. No one appeared in opposition. A motion was made by Bill and seconded by Tom to recommend approving the conditional use permit. Motion carried unanimously.

The public hearing was held for the conditional use application from Verizon Wireless to collocate on an existing cell tower located in the NE ¼ NW ¼ of Section 3-155-79. The board contacted Justin Owen by phone to discuss the project. Matt requested documentation from AT&T, indicating they are allowing Verizon to expand the fence. No one appeared in opposition. A motion was made by Lloyd and seconded by Ken to recommend approving the conditional use permit. Motion carried unanimously.

The public hearing was held for the conditional use application from Verizon Wireless to construct a cell tower site in the SE 1/4 of Section 16-159-78. Justin Owen was on the phone to explain the project and answer questions. No one appeared in opposition. A motion was made by Ken and seconded by Darrell to recommend approving the conditional use permit. Motion carried unanimously.

The board reviewed the following applications:

Gordon Haman – shop
Blane Keller – mobile home

A motion was made by Darrell and seconded by Lyle to approve these permits. Motion carried unanimously.

Notification was received in the auditor's office indicating Kevin Volk had moved in a house and Tim Swearson is building a garage. Letters were sent to these individuals on October 28th. The board stated if a response is not heard back before November 28th, the information should be turned over to the Sheriff's Dept. to investigate.

It was also mentioned Todd Langevin has been living year around at Buffalo Lodge. The board instructed the auditor to send a certified letter informing him of violating the zoning ordinance.

The board moved the December meeting to the 15th.

A motion was made by Darrell and seconded by Tom to adjourn. Motion carried unanimously.

ATTEST:

Darlene Carpenter, Auditor