

McHenry County Zoning Commission

June 22, 2017

7:00 PM

The meeting was called to order by Chairman Matt Zelinski. Other members present were Bill Goodwin, Tom Krumwiede, Lyle Hendrickson, Larry Haman, Darrell Haman and Darlene Carpenter. Also present was Ronnie Best.

A motion was made by Bill and seconded by Darrell to approve the minutes from May 25th. Motion carried unanimously.

The public hearing was held for the CUP application from Cellco Partnership dba Verizon Wireless to place a prefab equipment shelter and generator in the existing fence compound and extend the antennas to co-locate on an existing SRT cell tower, which is located in the North 475' of the North 475' of the NE ¼ NW ¼ in Section 19-153-77. Rick Adams from RadAir Inc. explained the project. No one appeared in opposition. A motion was made by Lyle and seconded by Bill to recommend the commissioners approve the CUP. Motion carried unanimously.

The public hearing was held for the variance application from Chris Braaten to build a house addition in Outlot 1 of the NW ¼ in Section 23-152-80, which would be 77' from the center of 39th St N. No one appeared in opposition. A motion was made by Darrell and seconded by Larry to recommend the commissioners approve the variance, pending approval from the health department. Motion carried unanimously.

The public hearing was held for the amendment to change the zoning district from agricultural to recreational for Buffalo Cottage Third Addition and Buffalo Lodge Cottage Fourth Addition, located in the E ½ of Section 24-156-79. No one appeared in opposition. A motion was made by Tom and seconded by Darrell to recommend the commissioners amend the zoning district as requested. Motion carried unanimously.

The board reviewed the following applications:

McHenry County Park Board – 2 shelters at Buffalo Lodge
Matthew Roberts – house addition
Anthony Black – garage
Karl Keller – replace garage

A motion was made by Tom and seconded by Bill to approve the permits for the Park Board and Keller. Motion carried unanimously.

A motion was made by Tom and seconded by Darrell to approve the Roberts permit, pending approval from FDHU. Motion carried unanimously.

A motion was made by Larry and seconded by Tom to approve the Black permit, pending he moves the building back at least 4' to meet the setback requirement. Motion carried unanimously.

Nicholas Brobst and Bethlehem Lutheran Church submitted applications which will require a variance. Public hearings will be scheduled for the July meeting.

Correspondence was received from SRF Consulting indicating they would be willing to help adopt a moratorium and write an ordinance pertaining to the Compassionate Care Act. The board will ask for the direction from the County Commissioners.

Ronnie Best met with the board regarding dividing a quarter of land using the road as a boundary. He would be required to survey it since the road does not follow the section line and it has not been defined. Mr. Best has decided not to split the quarter.

At 8:45 PM, a motion was made by Larry and seconded by Bill to adjourn. Motion carried unanimously.

ATTEST:

Darlene Carpenter, Auditor