

McHenry County Zoning Commission

September 28, 2017

7:00 PM

The meeting was called to order by Chairman Matt Zelinski. Other members present were Bill Goodwin, Lyle Hendrickson, Larry Haman, Tom Krumwiede, Darrell Haman and Darlene Carpenter. Others present were Darrell Hournbuckle, Teresa Sundsbak, Sutton Best, Terry Krumwiede, Scott Blotter, Shane Hill and Sheldon Hill.

A motion was made by Bill and seconded by Tom to approve the minutes from August 24th. Motion carried unanimously.

The public hearing was held for the conditional use application from Sundre Sand and Gravel to mine sand and gravel in part of the NE ¼ of Sec 36-153-80 and part of the SE ¼ of Sec 25-153-80. Shane Hill explained they would need to mine an area of approximately one acre, depending on the depth. Due to the concerns of Velva City and North Prairie Rural Water, Hill stated they would be willing to mitigate any risks and consider other locations in that area for mining. An email was presented from David Ashley, McHenry County Water Board Chairman, who in his opinion felt it would not have any negative impacts on the wellhead as long as the mining remained a minimum of five feet above the water table. Scott Blotter had concerns since the proposed mining would take place directly above Velva City's water source. North Prairie Rural Water had the same concerns as the mining would be in the area of their wellheads and treatment plant. Their specific concerns were fuel spills, hydraulic fluid leaks, and a lack of a clay base. No action was taken after several attempts by the Chair to get a motion. After reconsideration, a motion was made by Larry and seconded by Darrell to deny the conditional use application. Matt and Darrell voted aye, Lyle voted nay, Tom abstained due to a conflict of interest, Larry and Bill abstained. Motion passed 2-1 to deny the permit.

An application for a variance permit from Sundre Sand and Gravel was not acted upon due to the recommendation to disapprove of the CUP.

The board reviewed the following applications:

Sutton Best - house

Sutton was informed of the need for a septic permit. A motion was made by Darrell and seconded by Bill to approve, pending a copy of the septic permit. Motion carried unanimously.

Paul Maestas – house and shop

Stephanie Wright – house and garage (called and informed to send in copy of septic permit)

Blake Colby – pole building

Steve Bossert – pole building

Chris Woodall – garage and breezeway

Dennis Latendresse – wind generator

A motion was made by Tom and seconded by Darrell to approve the permits for Wright, Colby, Bossert, Woodall and Latendresse. Motion carried unanimously.

A motion was made by Bill and seconded by Tom to approve the Maestas permit, pending receipt of the septic permit. Motion carried unanimously.

The board was informed of an upcoming meeting to discuss planning and zoning implications for medical marijuana in Killdeer on October 26th.

At 9:10 PM, a motion was made by Darrell and seconded by Larry to adjourn. Motion carried unanimously.

ATTEST:

Darlene Carpenter, Auditor