

McHenry County Zoning Commission

October 25, 2018

7:00 PM

The meeting was called to order by Chairman Matt Zelinski. Other members present were Bill Goodwin, Tom Krumwiede, Lyle Hendrickson, Nancy Mueller, Roger Myers, Shawn Anderson, Darrell Haman, Larry Haman and Darlene Carpenter. A list of others present is on file in the Auditor's office.

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

Scott Harmstead from SRF Consulting Group as well as Bruce Johnson, representing the Minot Air Force Base, met with the board regarding the recommendations presented in the Joint Land Use Study in reference to missile site complexes throughout the southern portion of McHenry County. The 1,200 ft no-build easement as well as the 2,500 evacuation zone was discussed. Recommendations were reviewed regarding regulating construction and controlling building projects located within the above easements.

The public hearing was opened for the CUP and variance application received from North Prairie Rural Water District to expand their existing water treatment plant located in the NW $\frac{1}{4}$ of Section 31-153-79. Questions were asked about water usage and how this would affect the current retention pond. Wade Senger with Interstate Engineering made the following comments regarding the project: 1) the current capacity of the well is 1,000 gals/minute; 2) approximately 3.5 million gallons/year are pumped; 3) the project will allow for a pre-treatment process to wash out more iron and magnesium which will reduce the amount of water going to the current retention pond; 4) the project would reduce the water usage by 20% due to the pre-treatment process. No one appeared in opposition to the setback. A motion was made by Darrell and seconded by Lyle to recommend the commissioners approve the variance. Bill, Roger, Nancy, Shawn, Lyle, Darrell and Matt voting aye. Tom voting nay. Motion carried. Larry Haman joined the meeting. A motion was made by Bill and seconded by Shawn to recommend the commissioners approve the CUP. Motion carried unanimously.

The public hearing was opened for the James Voigt variance to plant an area of trees and shrubs, with the closest being 46' from the center of 46th St N in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7-153-77. Several members of the Karlsruhe Township board spoke against the variance, stating this location has a tendency to hold snow and would create maintenance issues in the winter. A motion was made by Nancy and seconded by Roger to recommend the variance be approved. Bill, Roger, Nancy, Shawn, Darrell, Tom, Matt and Larry voting aye. Lyle voting nay. Motion carried.

The following applications were reviewed:

James Roder – shop addition
Dick Anderson – farm storage building
Kelly Volochenko – hopper bottom bins
Justin Pfeilschiefter – manufactured home
Steve Haskins – house addition

A motion was made by Tom and seconded by Bill to deny the Haskins application due to lack of setback information and documentation from First District Health for the septic system. Motion carried unanimously.

A motion was made by Tom and seconded by Roger to approve the Roder, Anderson, Volochenko and Pfeilschiefter permits. Motion carried unanimously.

Lyle addressed the board as to why they voted to approve the variance on the Voigt application when a similar application a few years back was denied.

At 9:20 PM, a motion was made by Tom and seconded by Bill to adjourn. Motion carried unanimously.

ATTEST:

Darlene Carpenter, Auditor