

McHenry County Zoning Commission

March 25, 2021

2:00 PM

The meeting was called to order by Matt Zelinski. Other members present were Darrell Haman, Tom Krumwiede, Roger Myers, Joe Weninger, Larry Haman and Becki Freund.

A motion was made by Darrell and seconded by Tom to approve the January 28th minutes. Motion carried unanimously.

Kolette Kramer met with the board regarding an application to place a structure between the highway right-of-way and railroad right-of-way along Highway 2 by Denbigh. A pipeline also runs through that area. This area is currently zoned rural residential and a building of this sort is not allowed in a rural residential area so an amendment to the zoning ordinance would need to be requested to allow a storage building in a rural residential area. The board requested she provide footages on the area between the right-of-ways and in relation to the location of the pipeline. A motion was made by Matt and seconded by Larry to disapprove the application as written. Motion carried unanimously.

Matt Roberts joined by phone to discuss his application for a variance and conditional use permit to place a structure 63' from the center of 46th St N in the SESESE of Section 10-153-80. The conditional use request is needed as the structure will be used for a home occupation. Since this will be used as a business, a boiler inspection will be required. A motion was made by Matt and seconded by Roger to approve the variance permit. Motion carried unanimously. A motion was made by Joe and seconded by Tom to approve the CUP with the condition to have a boiler inspection completed and submit a copy to the county. Motion carried unanimously.

Roger Effertz joined the meeting regarding the application for a new subdivision at Buffalo Lodge Lake. All information has been submitted. A motion was made by Matt and seconded by Tom to approve the preliminary plat of the 5th Addition to Buffalo Lodge Cottage Addition. Motion carried unanimously. The application will be forwarded to the township for their approval.

Brian Kabat, representing Tillman Infrastructure LLC, joined the meeting by phone to answer questions regarding the CUP application to place a guyed communication tower in the North half of Section 5-151-75. Property owner, Donald Weninger, was also present. A motion was made by Darrell and seconded by Roger to approve the conditional use permit with the conditions that the water board be contacted for the size of the culvert needed in the approach and the weed board for controlling noxious weeds in the compound. Motion carried unanimously.

Dave Abel and Shane Hill met with the board regarding several conditional use permits for gravel pits. Applications were submitted for extensions on permit #731 for a gravel pit in the SE ¼ of Section 29-157-80 and #732 for a gravel pit in the NW ¼ NE ¼ of Section 13-153-80. A motion was made by Tom and seconded by Roger to approve the extensions for these two permits with the addition of control noxious weeds in the mining area. Motion carried unanimously.

An application for a variance and conditional use permit were reviewed for Sundre Sand & Gravel for a new gravel pit in the NW ¼ NW ¼ of Section 13-153-80 and the SE ¼ NE ¼ of Section 14-153-80. All required paperwork was received. A motion was made by Darrell and seconded by Tom to recommend the variance and CUP be approved with the following conditions: dust control on site and haul roads, weed control twice a year, no outside material hauled into site, portable plants will require an additional CUP, the permit will be good for 3 years. Motion carried unanimously.

An application for a conditional use permit was received from Sundre Sand & Gravel to open a gravel pit in the S ½ of Section 12-153-80 and NE ¼ NW ¼ of Section 13-153-80. All required paperwork was received. A motion was made by Tom and seconded by Roger to recommend the variance and CUP be approved with the following conditions: dust control on site and haul roads, weed control twice a year, no outside material hauled into site, portable plants will require an additional CUP, the permit will be good for 3 years. Motion carried unanimously.

The board reviewed the following applications:

Jeff Stains – house addition
Larry Turner – garage
Markaye Hansen - deck

A motion was made by Tom and seconded by Roger to approve the Stains and Turner zoning permits. Motion carried unanimously.

A motion was made by Darrell and seconded by Roger to approve the Hansen permit, pending receipt of the application fee. Motion carried unanimously.

The chairman relinquished his chair to the secretary who opened nominations for chair. Tom nominated Matt Zelinski. No other nominations being heard, a motion was made by Roger and seconded by Tom that nominations cease and a unanimous ballot be cast for Matt. Motion carried unanimously. Nominations were called for Vice Chair. Tom nominated Darrell Haman. No other nominations being heard, a motion was made by Matt and seconded by Roger that nominations cease and a unanimous ballot be cast for Darrell. Motion carried unanimously. The meeting was turned over to the Chairman.

At 4:40 PM, a motion was made by Matt and seconded by Tom to adjourn. Motion carried unanimously.

ATTEST:

Darlene Carpenter, Auditor