

McHenry County Zoning Commission

April 27, 2023

9:00 AM

The meeting was called to order by Chairman Matt Zelinski. Other members present were Tom Krumwiede, Lance Johnson, Pat Schaff, Joe Weninger, Roger Myers, Corey Long, Shawn Anderson, Mike Morey and Kristine Brummond, Zoning Administrator.

A motion was made by Tom and seconded by Pat to approve the February 23rd minutes. Motion carried unanimously.

Wyatt and Ashley Bachmeier were in attendance to explain their request for a variance. Their previous home was destroyed by a fire and they would like to rebuild in the same location. They are requesting to build 125' from the center of 12th Ave N in the SE ¼ of Section 32-156-79. They stated their wellhead is on the back side of the house and they would like to maintain use of that. There are also several mature trees in the front and back of the proposed site they would like to preserve. A motion was made by Pat and seconded by Roger to recommend the variance be approved. Motion carried unanimously.

Max Schriock with Aggregate Construction was in attendance to answer questions pertaining to their request for a conditional use permit to mine gravel in the S ½ NW ¼ of Section 13-153-80. Aggregate Construction was previously permitted for this pit, but it is now expired. The gravel will be used on the NDDOT Hwy 52 project. A quarter of a million tons of material will be needed. Aggregate will need to provide an air quality permit as well as a weed control plan. A motion was made by Roger and seconded by Pat to recommend the CUP be approved. Motion carried unanimously.

The board reviewed the variance application from Rodney Buri to construct a building 110' from the center of 40th St NE in the SW ¼ of Section 11-152-77. A motion was made by Pat and seconded by Shawn to recommend the variance be approved. Motion carried unanimously.

The board reviewed the following applications:

Larry Sitter – garage extension
Scott Wittmayer – greenhouse
Darryl Duchsherer – storage building
Julie Glosenger – chicken coop
David Getzlaff – polebarn
Ryan Hokenson – manufactured home
Jared Andrist – home addition

A motion was made by Joe and seconded by Corey to approve the applications for Sitter, Wittmayer, Duchsherer, Glosenger and Andrist. Motion carried unanimously. The Andrist application will be forwarded to Deering City since it is within the joint jurisdiction.

A motion was made by Roger and seconded by Tom to approve the Hokenson application, pending receipt of the septic system. Motion carried unanimously.

A motion was made by Tom and seconded by Shawn to deny the Getzlaff application until proper information is received regarding the footages and map information. Motion carried unanimously.

An application was reviewed from Scott Smith, but this will require a variance so it will be properly advertised and brought to the May meeting.

Chad Rosencrans, a property owner at Buffalo Lodge, stated his intentions to live on the lake property year-round. He would like to install a septic system and would be willing to purchase an additional lot across the road from his property in order to meet the acre requirement for FDHU. Rosencrans has asked the county to either combine the two parcels or stipulate those two parcels can never be sold separately. Currently, the property is zoned recreational which does not allow for year-round occupancy. An amendment would need to be approved to change this ordinance. The question was posed if a non-resident can submit a request to change a county ordinance. A States Attorney opinion will be sought.

At 10:45 AM, a motion was made by Tom and seconded by Pat to adjourn. Motion carried unanimously.

ATTEST:

Darlene Carpenter, Auditor