

McHenry County Zoning Commission

March 23, 2017

2:00 PM

The meeting was called to order by Chairman Matt Zelinski. Other members present were Bill Goodwin, Lyle Hendrickson, Larry Haman, Darrell Haman, Lloyd Gardner and Darlene Carpenter. Others in attendance were Steff Basgaard, Alex Kasowski, Mark Anderson, Roger Effertz and Brian Dean.

A motion was made by Bill and seconded by Lloyd to approve the minutes from February 23rd. Motion carried unanimously.

The public hearing was held for the CUP application from Knife River to mine gravel and place a hot mix plant in the N ½ NE ¼ in Section 34-155-77. The material will be used for the Hwy 2 project. No one appeared in opposition. A motion was made by Darrell and seconded by Lyle to recommend the commissioners approve the CUP. Motion carried unanimously.

The public hearing was held for the CUP application from Knife River to mine borrow material in the SW ¼ SE ¼ in Section 21-156-77. The material will be used for the Hwy 2 project. No one appeared in opposition. A motion was made by Lloyd and seconded by Bill to recommend the commissioners approve the CUP. Motion carried unanimously.

The public hearing was held for the variance application from Kasowski Farms to build a potato warehouse 60' from the center of the section line on the East side of Section 25-154-78. Alex Kasowski mentioned that road does have issues with snow, but they keep the road open with their snow blower. The board will recommend the Kasowski's be responsible for the snow removal on 2nd Ave N. No one appeared in opposition. A motion was made by Lyle and seconded by Lloyd to recommend the commissioners approve the variance. Motion carried unanimously.

The board reviewed the following applications:

Rodney Schatz – steel bin
Trevor Livedalen – mobile home

A motion was made by Bill and seconded by Darrell to approve these permits. Motion carried unanimously.

Roger Effertz was asked to attend the meeting regarding the new subdivision plat for Buffalo Lodge. The sewage collection system was discussed and Roger indicated the residents all utilize holding tanks. Roger was informed of the requirement to indicate the 100 year flood plain line as well as elevations on the subdivision plat. He was also informed of the need to rezone the property to recreational. Roger will have the surveyor make those corrections on the plat.

The auditor informed the board of an issue with the Blane Keller zoning application, as a structure has been built across the section line so it does not conform to the setback requirements and will cause assessing issues with the Tax Director's office. This was not caught at the zoning board level, due to the drawing and measurements provided by the applicant. The zoning board will refer this to the county commissioners to look into.

The board discussed the possibility of reviewing plats and decided they would like to request more detailed information regarding the survey prior to an outlot number being assigned.

At 4:00 PM, the meeting was adjourned.

ATTEST:

Darlene Carpenter, Auditor