

Meeting (Entity): Planning Commission Regular or Special Meeting: Regular
Date: 10/08/19 Time: 7 Location: Commission Chambers

STAFF ATTENDANCE: Atkinson

Roll Call: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
WILLIAMS HEALY WELCH

APPROVAL OF MINUTES: MOTION BY: Klimisch SECOND BY: Freng

PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
WILLIAMS

APPROVAL OF AGENDA: MOTION BY: Michael SECOND BY: Freng

PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
WILLIAMS

Agenda item slated for 8:20 pm changed to discussion only due to not being on website 24 hours in advance and State's Attorney could not be at meeting.

AGENDA ITEM: Jim Den Herder

ADDRESS/LEGAL: Lts 9 & 10 Blk 3 Oak Hills, S13 T93N R57W, Ziskov South Township, 180 Oak Hills Dr

COMMENTS: Applicant is requesting a Variance to decrease the minimum lot requirement from a total of 1 acre to a total of .49 acre as it is two lots in continuous frontage with same ownership (see Section 1603), a Variance to reduce rear yard requirement from 20 feet to 10 feet and Variance for an additional accessory structure which is 1200 square feet with 12 foot sidewalks.

MOTION: Motion to Separate two variances, motion to deny to take the two lots and Variance the size of the two lots and deny as unnecessary per section 1603

APPROVAL: MOTION BY: Harper SECOND BY: Hansen

PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
WILLIAMS

7-0

AGENDA ITEM: Jim Den Herder

ADDRESS/LEGAL: Lts 9 & 10 Blk 3 Oak Hills, S13 T93N R57W, Ziskov South Township, 180 Oak Hills Dr

COMMENTS: Variance to reduce rear yard requirement from 20 feet to 10 feet

MOTION: Motion to reduce year yard from 20 to 10 feet and list topography as a hardship

APPROVAL: MOTION BY: Harper SECOND BY: Freng
PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
WILLIAMS
7-0

AGENDA ITEM: Jim Den Herder
ADDRESS/LEGAL: Lts 9 & 10 Blk 3 Oak Hills, S13 T93N R57W, Ziskov South Township, 180 Oak Hills Dr
COMMENTS: Variance for an additional accessory structure which is 1200 square feet with 12 foot sidewalls.

MOTION: Motion to approve variance for additional accessory structure of 1200 square feet 12 foot sidewalls

APPROVAL: MOTION BY: Hansen SECOND BY: Klimisch
PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
WILLIAMS

AGENDA ITEM: Joseph Brandt
ADDRESS/LEGAL: 4110 SD HWY 50 Tract B Exc E169.01' Brandt's Addition E2 SW4 SE4, S10 T93N R55W, Mission Hill South Township
COMMENTS: Applicant is requesting a Conditional Use Permit to expand a residential use in a commercial district.

MOTION: Motion to deny conditional use permit as unnecessary and add recommendation for Zoning Administrator to issue a building permit for An accessory structure

APPROVAL: MOTION BY: Harper SECOND BY: Freng
PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
WILLIAMS
7-0

AGENDA ITEM: Brenda Brandt
ADDRESS/LEGAL: 4206 E SD HWY 50 Lts 4 & 5 Exc N45' and Exc Lt H1 in E2 SW4 SE4, S10 T93N R55W, Mission Hill South Township
COMMENTS: Applicant is requesting a Conditional Use Permit to expand a residential use in a commercial district.

MOTION: Motion to deny conditional use and recommend she go into the
Zoning Administrator to get a building permit

APPROVAL: MOTION BY: Harper SECOND BY: Michael
PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
WILLIAMS
7-0

AGENDA ITEM: Edwin and Sue Hill
ADDRESS/LEGAL: 30977 435th Ave SE4 SE4 Exc E75' Thereof and Exc LTS 1-5 Turkey Hill
Add'n, S6 T93N R56W, Utica South Township
COMMENTS: Applicant is requesting a Conditional Use Permit for a Hobby Farm in a Low
Density Residential district.

MOTION: Motion to approve Conditional Use for Hobby Farm for Low Density
Residential Area Per 607 number 8 as long as they adhere to guidelines of
Hobby Farm

APPROVAL: MOTION BY: Michael SECOND BY: Williams
PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
WILLIAMS
7-0

AGENDA ITEM: Doug Marquardt
ADDRESS/LEGAL: 30653 N. US HWY 81 Lt 1 and N100' Lt 2 and Jo Deans's Addn, S24 T94N
R56W, Utica North Township
COMMENTS: Applicant is requesting to rezone a Rural Transitional district to a
Commercial District.

MOTION: Motion to continue until there is a zoning administrator who can research
What we should be doing and lead us in this

APPROVAL: MOTION BY: Freng SECOND BY: Harper
PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
WILLIAMS
7-0

AGENDA ITEM: Daniel Grant

ADDRESS/LEGAL: 30626 446th Ave S464' N1361' E447' W487' in W2 NW4, S19 T94N R54W,
Volin Township

COMMENTS: Applicant is requesting a Variance for a decrease in the minimum side yard
requirement for the north side yard from 75 feet to 40 feet and the
minimum side yard requirement for the south side yard from 75 feet to 7
feet.

MOTION: Motion to approve variance request from 75 feet to 40 feet and
minimum yard requirement for the side yard from 75 feet to 7
feet.

APPROVAL: MOTION BY: Klimisch SECOND BY: Hansen
PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
 WILLIAMS
7-0

AGENDA ITEM: Mark Westerman - 43481 Kaiser Road

ADDRESS/LEGAL: 09.007.200.176 located at 43481 Kaiser Road

COMMENTS: Applicant requests an administrative clarification and correction of the
zoning of parcel.

Comments: Lot is grandfathered in as it pre-dates zoning and therefore
Does not require any variances for lot size.

MOTION: No motion made per applicants approval

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
 WILLIAMS HEALY WELCH

AGENDA ITEM: Plat of Block 3 of Rudd's Addition, in the SE1/4 of the NE1/4, 13-94-56

ADDRESS/LEGAL:

COMMENTS: Plat of Block 3 of Rudd's Addition, in the SE1/4 of the NE1/4, 13-94-56

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ
 WILLIAMS HEALY WELCH

AGENDA ITEM: Reconsideration of actions taken on October 4, 2019

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: No motion made, discussion only.

APPROVAL: MOTION BY: _____ SECOND BY: _____

PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ

WILLIAMS HEALY WELCH

AGENDA ITEM: Motion to Adjourn

ADDRESS/LEGAL: _____

COMMENTS: Zane left the meeting 9:41 PM

MOTION: Motion to Deny

APPROVAL: MOTION BY: Michael SECOND BY: _____

PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ

WILLIAMS

AGENDA ITEM: Administrative Items

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____

PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ

WILLIAMS HEALY WELCH

AGENDA ITEM: Public Comment

ADDRESS/LEGAL: _____

COMMENTS: Sandy Williams

Jason Finck

Patty Gramkow

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____

PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ

WILLIAMS HEALY WELCH

AGENDA ITEM: Motion to Adjourn

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: Micheal SECOND BY: Hansen

PLANNING: FRENG HANSEN HARPER KLIMISCH MICHAEL SCHULTZ