

Planning & Zoning Meeting Minutes
5/14/2020
Via Telephone Conference

Present

Planning and Zoning Commission members:

Janice Johnson
Deb McWhirter
Jane Close
John Backer

Others:

Misty Kroeze, Zoning Administrator
Sherman Lundy
Steve Ackerman

Absent

Ryan Norton

Janice Johnson called the meeting to order.

A motion was made to approve the agenda with the addition of a Major Subdivision discussion to New Business by Jane Close and was seconded by John Backer. Motion passed.

A motion was made to approve the previous meeting minutes dated February 20, 2020, by Deb McWhirter and was seconded by John Backer. Motion passed.

Old Business:

None

Public Hearing:

Chair Johnson opened the public hearing on an application by BMC Aggregates L.C. to rezone 15 acres m/l from A-1 to A-2 located in the W½ NE¼ NE¼ of Section 8, Township 91 North, Range 16 West of the 5th P.M. There were no written or oral comments received. Commission Member Close inquired as to why some of the property was zoned "M" Manufacturing but the rest "A-2" and whether we should look at rezoning it all to "A-2". Administrator Kroeze stated that "M" Manufacturing was the appropriate zoning district when the quarry first went into operation and now "A-2" is the appropriate district. Administrator Kroeze agreed that rezoning the entire area to "A-2" would have been appropriate but the notice only included the expansion. It may be something that can be cleaned up at a later time. Sherman Lundy was available on behalf of BMC Aggregates and stated that he was a geologist for the company and this is a natural extension of the quarry to the west to access additional reserves. This quarry provides a lot of aggregate for various projects. The site will still have the same access and egress, there will be no changes other than expansion.

A motion to approve the request to rezone from "A-1" to "A-2" was made by Jane Close and was seconded by Deb McWhirter. Motion was unanimously approved.

Chair Johnson opened the public hearing on an application for a home industry permit by Steve Ackerman for gunsmithing sales and service at his residence located at 32404 Spring Ave in the WFr½

NWFr¼ of Section 30, Township 90 North, Range 15 West of the 5th P.M. Administrator Kroeze reported that Todd Bennett had called regarding the Restrictive Covenants preventing a commercial business from being opened up in this Subdivision and that he had planned to talk to Steve about his concerns. Administrator Kroeze stated that she did reach out to the County Attorney and he stated that these covenants do not need to be considered for the permit as they do not bind the County and it is not the Commission's responsibility to determine the legal rights under the covenants. The County Attorney did suggest making the applicant aware that this issue was brought up so hopefully it would be resolved that way. Commission Member Close inquired as to the firing of guns and where that would take place at. Steve Ackerman was present on behalf of his request and stated that his plans were to go to his mother's farm to discharge larger firearms. He has a device for handguns that essentially acts like a funnel and would discharge the weapon into sand. This device is typically used in forensics and is effective and safe. Steve stated that his customers are local gun shops around the area and he will be going to their shops to pick up weapons instead of having traffic and customers come to him. The shop owners prefer that to save costs and most of the time he will be bringing home parts only, not entire guns, as he is more interested in gun bluing or restoration and refinishing of the metal for older guns. Administrator Kroeze brought up the home industry standards regarding business being conducted entirely within a building, no outside noise, odor, etc., as well as the annual permit renewal requirement if approved.

A motion to approve the home occupation/industry permit was made by Deb McWhirter and was seconded by John Backer. Motion was unanimously approved.

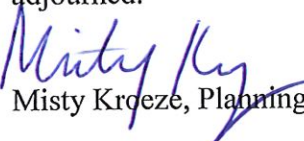
New Business:

Administrator Kroeze updated the Commission regarding her meeting with Brian Schoon from INRCOG. Brian had provided her with some example ordinances to comb through in relation to the topics they discussed. Once she has gone through them, she will update the Commission and start working towards deciding what direction the Commission wants to take in relation to those topics.

Administrator Kroeze also provided the Commission with details concerning a major Subdivision that is in the works for Todd Hunemuller property that is being sold to Morris'. She forwarded a draft Plat to the Commission to review for comment prior to the preliminary plat hearing next month.

Discussion concerning home industry/occupation permits was had. It was determined that typically anything that would generate customers/clients to come to a residence would fall under this category. It is one of the discussion topics for the ordinance update so the Commission can get into more detail on what they would like to see done as far as the approval process going forward.

Motion to adjourn the meeting was made by Jane Close and was seconded by Deb McWhirter. Meeting adjourned.


Misty Kroeze, Planning and Zoning Administrator