

**Jo Daviess County Planning Commission/Zoning Board of Appeals
Minutes for Meeting
At the Courthouse-7:00 PM
February 26, 2014**

Call to Order: Mel Gratton called the meeting to order at 7:00 p.m.

Roll Call Present:

Planning Commission:

- ✓ Melvin Gratton
- ✓ Nick Tranel
- ✓ Dave Jansen
Ron Mapes
- ✓ Gary Diedrick
- ✓ Laura Winter, Alternate
Jody Carroll, Alternate

Staff & County Board Members:

- ✓ Steve Keeffer, Highway Engineer
Heather Miller, JDC Health Dept.
John Hay, State's Attorney
- ✓ Linda Delvaux, Building & Zoning
- ✓ John O'Boyle, JDC Board Member

Approval of Minutes: A motion was made by Nick Tranel to accept the December 2013 minutes. Seconded by Gary Diedrick Voice Vote: All Ayes

Mel Gratton swore in all who might want to testify on any request this evening.

New Business

Anthony & Judith Rudny, (address: 1134 E Madison St, Lombard IL 60148), owner's requesting a variance from the required Guest Accommodations use setbacks. Variation from the side property line setback from fifteen (15) feet to ten (10) feet. Requesting five (5) foot variation in the RP Planned Residential District. Common Address: 7A146 Tomahawk Lane, Apple River

Staff Report

- Comprehensive Plan: The Comprehensive Plan does not address Variances, but does recognize the importance of tourism and the use of the homes for rental is a direct result of tourism.
- Wastewater Treatment: The septic system for this house was installed in 2006. It is located north of the house in the backyard. The system is sized for 4-bedrooms and consists of a 1500-gallon septic tank, 800 square ft. sand filter, and 900 square ft. drainfield.
- Access Considerations: This property has an existing entrance onto Thompson Township maintained Tomahawk Lane. The existing driveway has adequate sight distance and will not be changed.
- Other Considerations: The applicant is requesting the setback variation on a side lot line from the Guest Accommodations setback requirements. This lot has a rectangular shape. The home was built by the applicant in April, 2006 and the Guest Accommodations

setbacks were established in the Zoning Ordinance in April 2006. Apple Canyon Lake has not commented on this request.

Tony Rudny, owner

- We plan on moving to Apple Canyon Lake so we are trying to get this resolved before we move here. We had contacted Rosebud Rental about renting and they stated that you need a license, which we were not aware of until then. I then called Melissa and asked what we need to do and submitted the plans to them and they said we were off by 4 feet and we needed to get a variance. It will be a full time rental. The house has been on the market for seven years and has had no bites whatsoever, and it is starting to get to the point of either getting rid of it or do something with it. We planned on using it as a vacation rental home. The problem is that I have the loan on my personal house and not on this home. I have to keep it going in order to survive.

Public Testimony

None

Public Testimony Closed

Discussion:

Gratton states this is a common type of request. The setback request is for between 4.5 to 5 foot variance for a three bedroom which requires the 15 foot setback. This request is specific to the use of the Guest Accommodations and not the single family residence itself.

Gratton asks what the uses of the properties in the area.

- Melissa indicated that there was one other rental, just two houses to the west. There are a couple full time occupants in this area, otherwise they are part-time occupants. The house next door is a part-time occupant.

Diedrick asked if there were any calls on the request.

- Melissa indicated that there were phones calls asking clarification of what the request was. Once explained to them they then never gave any comment after that.

Gratton states the setback is dependent upon the number of bedrooms and where activity area is and distance to other houses. I would feel strongly either way on this if we heard from the neighbor, but we don't have input from any neighbors.

- Tony Rudny states that he talked to the neighbor and they had nothing bad to say about it, but thought it was positive because they could have friends stay there instead of at there house.

A motion was made by Dave Jansen to approve a variance from the required Guest Accommodations use setback from the required side property line setback from fifteen (15) feet to ten (10) feet. A five (5) foot variation in the RP Planned Residential District. Stating the following:

1. No issues with septic
2. No issues with site distance
3. Variance standards have been met

- Neighbors in the vicinity were notified and no one came to testify/comment

Seconded by Nick Tranel

Roll Call: Nick Tranel – Aye
Gary Diedrick – Aye
Laura Winter – Aye
Dave Jansen – Aye
Mel Gratton – Aye

William & Ramona Vincent, (address: 15 Southridge Drive, Galena, IL 61036), owner's requesting a variance from the required Guest Accommodations use setbacks. Variation from the side property line setback from fifteen (15) feet to eleven (11) feet. Requesting four (4) foot variation in the RP Planned Residential District. Common Address: 15 Southridge Drive, Galena

Staff Report

- Comprehensive Plan: The Comprehensive Plan does not address Variances, but does recognize the importance of tourism and the use of the homes for rental is a direct result of tourism.
- Wastewater Treatment: This house is served by central sewer and central water.
- Access Considerations: This home has an entrance onto East Galena maintained Southridge Drive. The entrance has adequate sight distance for the quasi residential area in which it is located. No changes to the existing entrance are being proposed with this request.
- Other Considerations: This house was built prior to the 2006 Guest Accommodations setback standards. The petitioner is requesting a variance from the side lot line. The house has greenspace to the side and to the rear. This area has been built up substantially with Guest Accommodations already in the area

Paul Brashaw, surveyor representing owners

- The owners are in the process of building a new house in Winchester Trails next to there existing business LeFevre Inn and they want to rent this property out. This house was built in 1994 and they bought it in 2012 and did not create this hardship. There is a screened in porch that is 11.5 feet off the side property line instead of the required 15 feet. This is on central water and sewer, adequate parking and driveway grade. There is greenspace adjoining on two sides of it. There is probably about 100 foot of distance between this and the next house. We feel we meet the standards for variance.

Public Testimony

None

Public Testimony Closed

Discussion:

Gratton states this is similar to the previous request, but it has greenspace next door.

A motion was made by Nick Tranel to approve a variance from the required Guest Accommodations use setback from the required side property line setback from fifteen (15) feet to eleven (11) feet. A four (4) foot variation in the RP Planned Residential District. Stating the following:

1. Greenspace is to the north and is a buffer to the next neighbor
2. Variance standards have been addressed

Seconded by Gary Diedrick

Further Discussion:

Gratton states this is a perfect spot for a rental.

Roll Call: Gary Diedrick – Aye
Laura Winter – Aye
Dave Jansen – Aye
Mel Gratton– Aye
Nick Tranel – Aye

Daniel & Ruth Teply, (address: 6812 N Menominee Road, East Dubuque, IL), owner’s requesting a variance from the required side property line setback of twenty (20) feet to seventeen (17) feet. Requesting three (3) foot variation in the Agricultural District. Common Address: 6812 N Menominee Road, East Dubuque

Staff Report

- Comprehensive Plan: The Comprehensive Plan does not address Variances.
- Wastewater Treatment: The septic system on this property was installed in 2001 for a 3-bedroom house. The septic system is southwest of the house on Tract 3.
- Access Considerations: The property has an existing entrance onto county maintained Menominee Road with adequate sight distance. The application does not indicate any changes to the existing access.
- Other Considerations: The applicant would like to sell off a .75 acre piece with existing structures to an adjoining landowner. A new property line between the existing structures cannot meet the setback requirements. In order to allow the exchange of property and a new property line a variance would need to be granted on tract 3.

AND

David & Lynn Teply, (address: 14581 W Belken Lane, East Dubuque, IL), requesting a variance from the required side property line setback of twenty (20) feet to sixteen (16) feet. Requesting four (4) foot variation in the Agricultural District. Common Address: 6812 N Menominee Road, East Dubuque

Staff Report

- Comprehensive Plan: The Comprehensive Plan does not address Variances.
- Wastewater Treatment: The septic system on this property was installed in 2001 for a 3-

bedroom house and a 1-bathroom storage building. The septic system is west of the shed shown on the submitted plat, Tract 2.

- Access Considerations: The property has an existing entrance onto county maintained Menominee Road with adequate sight distance. The application does not indicate any changes to the existing access.
- Other Considerations: The applicant would like to sell off a .75 acre piece with existing structures to an adjoining landowner. A new property line between the existing structures cannot meet the setback requirements. In order to allow the exchange of property and a new property line a variance would need to be granted on tract 1.

Paul Brashaw, surveyor representing owners

- The son Dave Teply has a heating and air conditioning business and his dad owned all this property previous and sold property for Dave to build a house. Dave also built a shed on his property for the storage and heating business, but he also wants to buy the adjoining shed from his father. I tried to split the different between the two existing sheds to make sure they could maintain the buildings. We have 16.5 feet from the property line and 17 feet from the property line. The son wants to buy the shed to enhance his business for storage for materials. I feel we meet the standards for variation.

Gratton asks about the septic, use of the other building and utilities.

- Paul Brashaw indicates the septic for the northern most building is not on this lot. This 0.75 acres does not have any utilities on this.

Gratton asks about options that he tried.

- Paul Brashaw states that we could have gone 20 feet from the one building and asked for a 7 foot variance from the one building, but I tried to maximize the most if something were to happen that they had to put up a fence then they both could maintain their own buildings.

Gratton asks if there is a well on the property and where.

- Paul Brashaw states that the well comes from Dave's property on the north.

Diedrick asks about the property line between track 2 and the 0.75 acre parcel, this was an existing property line, how were those buildings created.

- Paul Brashaw indicates that he is not aware how those came about because he did not do the survey originally when it was split off. That may have been the setback at that time when the building was built.
- Linda Delvaux states that the building to the north was built without a building permit therefore the setbacks were not checked, but if they would have gotten a permit at that time it was a five foot setback from a property line.

Public Testimony

Diane Barlow, potential buyer of Dan Teply's property

- I agree with how the line was drawn to give each of us space to do maintenance.

Public Testimony Closed

Discussion:

Gratton indicates that we need to look at standards and who created what.

Diedrick indicates that this was the best option that could have been done. No utilities as far as septic and water.

A motion was made by Gary Diedrick to approve a variance from the required side property line setback of twenty feet (20) feet to sixteen (16) feet. A four (4) foot variation in the Agricultural District. Stating the following:

1. No issues with septic or water on the property
2. Variance standards have been addressed

Seconded by Dave Jansen

Further Discussion:

Jansen indicates that this cleans up the property line issue from before.

Gratton states that I don't know how it could have been done any differently, but the standards indicate that it was created by the current owner.

Jansen states that I concur, but do we want to get in a legal battle and tell them you have to pick up that building and move it, that is not going to happen.

Roll Call: Laura Winter – Aye
 Dave Jansen – Aye
 Mel Gratton– Aye
 Nick Tranel – Aye
 Gary Diedrick – Aye

Discussion:

Gratton states that we will now entertain a motion on Tract 3

A motion was made by Dave Jansen to approve a variance from the required side property line setback of twenty feet (20) feet to seventeen (17) feet. A three (3) foot variation in the Agricultural District. Stating the following:

1. No issues with septic or water on the property
2. Variance standards have been addressed

Seconded by Nick Tranel

Further Discussion:

Jansen indicates again that this cleans up the property line issue from before.

As stated before, Gratton states that I don't know how it could have been done any differently, but the standards indicate that it was created by the current owner.

As stated before, Jansen states that I concur, but do we want to get in a legal battle and tell them you have to pick up that building and move it, that is not going to happen.

Roll Call: Dave Jansen – Aye
Mel Gratton– Aye
Nick Tranel – Aye
Gary Diedrick – Aye
Laura Winter – Aye

Leroy & Sally Krippendorf, (address: 14A50 Pilot Point Lane, Apple River),

owner’s requesting a variance from the required rear property line setback of forty (40) feet to sixteen (16) feet. Requesting a twenty-four (24) foot variation in the Agricultural District. Common Address: 562 S Canyon Park Road, Stockton

Staff Report

- Comprehensive Plan: The Comprehensive Plan does not address Variances, but does recognize the importance of planning for future infrastructure such as roadway expansion, and variances should be reviewed with that in mind.
- Wastewater Treatment: There is no septic permit on file for this property.
- Access Considerations: This property has an existing entrance onto county maintained Canyon Park Road. The existing entrance has adequate sight distance and this request does not contemplate any changes to the driveway.
- Other Considerations: This is an existing 1 acre parcel that has an existing home on the property. The lot dimensions are approximately 165’ deep by 265’ wide. The existing house sits approximately 93’ from the centerline of South Canyon Park Road, which is a County maintained roadway, with a structure setback of 110’ from the centerline of the roadway. The existing house sits approximately 26’ from the rear lot line. Applicant would like to add on to the rear and side of the house therefore meeting the required setbacks from the roadway, but, requiring a variation from the rear setback. Below are the Standards from the Zoning Ordinance, careful consideration should be given to these standards as they will be included in the Finding of Fact and be the basis of which the Zoning Boards decision comes from.

Leroy Krippendorf, owner

- I want to add a four season’s room that comes out 12 feet on the back/west and 12 foot to the south. The existing structure was built prior to any building requirements, it is an old school house that was built in the early 1900’s, my dad bought and renovated this in 1959-1962 and then we moved in. I would like to keep this in the family and renovate the structure again. I believe the structure is 29 feet from the property line, but the staff states different. I presume what they are saying is right.

Gratton states this is a one acre lot. The setbacks we use now in the agricultural district are based on a two acre parcel. This is a smaller lot.

Jansen asks where the septic system is located.

- Leroy Krippendorf states that it is south of the house.

Jansen asks if you have had to do repairs to it, apparently we don’t have anything on file for it.

- Leroy Krippendorf states that the septic would have been put in around 1959-1962. It is there and working. The well is south of the house.

Gratton states that the area indicated for the addition is really the only location available for the addition, which is to the south and west of the house.

- Leroy Krippendorf states that is correct.

Gratton states that the addition request meets the front yard setback requirements.

Public Testimony

None

Public Testimony Closed

Discussion:

Gratton states that there is not another logical place to put an addition on to the house.

Winter asks who owns the property to the rear and asks if they had any problems with this.

- Leroy Krippendorf states Dale Vanhuizen owns the farmland. I mentioned this to Dale and you also sent him a letter.
- Linda Delvaux states that we did send him a letter and we were not contacted by anyone.

A motion was made by Laura Winter to approve a variance from the required rear property line setback of forty (40) feet to sixteen (16) feet. A twenty-four (24) foot variation in the AG Agricultural District. Stating the following:

1. Variance standards have been met.

Seconded by Gary Diedrick

Further Discussion:

Jansen states this is a good thing and no other possibilities.

Roll Call: Mel Gratton– Aye
Nick Tranel – Aye
Gary Diedrick – Aye
Laura Winter – Aye
Dave Jansen – Aye

Foster Field LLC, owner, (address: 6144 N Lake Road No 1, Apple River), Steven & Loraine McIntyre, (address: 11A152 Bogey Court, Apple River), and Don Petsche, contract purchaser, (address: 5000 N Pea Ridge Road, Scales Mound, IL 61075)

requesting a Special Use Permit to allow for light vehicle repair, agricultural tractor repair, machine shop type repair services, light welding, boat and other dry storage services and other miscellaneous repair services. Also allowing the continued support to the adjacent airport by allowing aircraft storage, tie down, parking, aircraft maintenance and other associated support services, located in the AG Agricultural District. Common Address: 6144 N Lake Road No 1, Apple River

Staff Report

- **Comprehensive Plan:** The County's Comprehensive Plan states that Jo Daviess County is strongly supportive of commercial and industrial growth. Although this request would not be classified as commercial or industrial it is somewhat subtle growth. The plan recognizes existing businesses for the contribution they have made to the local economy and the tax base over the years. The County will also work to retain businesses and industries, the jobs they provide as well as encouraging the re-use of existing buildings. The Comprehensive Plan goes on to state that we recognize the importance of cooperating with municipalities in guiding growth and development to those areas within or near communities where services are most readily available and where growth is desired.
- **Waste Treatment:** The septic system for the office and hangar was installed in 2000. The system consists of a 1500-gallon septic tank, 750-gallon pump chamber, and 300 square feet of drainfield (100 lineal feet). The septic tank and pump chamber are located between the office (50x70 Bldg) and hangar (70x70 Bldg). The septic field is southeast of the office as shown on the site plan. The system was originally installed for a "commercial" building with one bathroom, but designed to treat 200 gallons of effluent per day. State code sizing for Offices & Day Workers is 15 gallons per person per day. The well is located west of the 70x70 building.
- **Access Considerations:** The airport has an existing entrance onto Apple River Township maintained Lake Road No. 1. This proposal will not change the conditions of this existing entrance.
- **Other Considerations:** These structures were used in a supportive role to the adjacent air strip. Although the air strip is no longer private/public, the applicant would like to continue to provide supportive services as well as utilizing the buildings for a repair service business, which encompasses a broad spectrum of repair services. With the use being multifaceted, schedule B, parking doesn't provide a direct correlation of use to parking area required. By basing the service use on the 3000 sq. ft. structure the applicant will need to provide ten parking spaces, and by applying quasi self storage use to the other structure, the parking requirement is not clearly identified in the Ordinance, but, applicant would have an additional seven parking spots available. Lighting and signage will need to comply with Article 4C and 4E of the County Zoning Ordinance.

Steve McIntyre, owner

- I purchased the runway and these two buildings in 1999. These structures were a supportive role to the runway at that time. Flight based operation out of the 50x70 building. The 70 x 70 building was constructed on the lot in 1987, which was the old Sullivan Grocery store in Stockton. It is used for dry storage and boats in there during the winter time. The building 50x70 was originally used for support of the airplanes, with the 50x50 hanger area as the south of the building and the north portion of the building there is a 20x50 office space with three offices, a bathroom, and an upstairs storage area above the office area. It lends itself perfectly for a place where you need an office area with a work area. With the sale of the runway to Ag Tech last year and also the condo hangars, built in 2002, all the units are sold. An agreement was made when the runway was sold off that the adjacent owners could pay a fee to use the runway. There are easements recorded along the runway access and along the south part of the condo hangars for access, and the access off the roadway. The septic field is located to the south and east of the building; the septic tanks are located between the buildings. In 1999 when I purchased the property there was not a septic field, only a pump and

dump tank, which is not legal, it was then brought up to code. The well is to the west end of the property and is fine. Mr. Petsche would like to purchase the 1.64 acres and would like to put his maintenance shop there along with the same services that are allowed now with the dry storage area, hangar tie down areas in the grass area, might be light maintenance of aircraft in that building, Mr. Petsche is an auto mechanic and has taught auto mechanics. If later he wanted to get his aircraft and power plant licensing he could. From a business plan it makes perfect sense. Mr. Petsche lives within a mile of this facility. The size of the structure is ample for light vehicles and tractor repair. We are asking for the existing purpose the storing of aircraft, tie down of aircraft, transient parking in the parking lot if flying in on weekends, and Mr. Petsche would like to add the repair of light vehicles, trailers, agricultural tractors, machine shop, light welding, store boats, and other repairs as needed. The runway was downgraded to a private strip, private strips are allowed in the State of Illinois and aircraft repair as well as tie down and other types of repair are allowed accessory to a private strip. Just because it is private doesn't mean the owner is the only one that can use it, adjacent owners with consent to the runway owner can use it and operate businesses next to it. The only thing that is not allowed is to operate flight training. The airport access agreement states that not only the adjacent people next to it, but guests of the adjacent owners can use the runway as well.

Gratton asks how many people will be employed in this new endeavor.

- Mr. Petsche states that I don't know as of right now. I am a retired chief in the military, until I can get it established it will be a one person show.

Public Testimony Open

None

Discussion:

Gratton states that there was a broad request of things, but is there anything else you want to describe for the use requested.

- Mr. Petsche states that Steve stated what I was looking for. I know that I am not going to be doing the heavy equipment, because the things I would need in order to repair it would be too much, such as four-wheel drive tractors, I am not going that big. I will go to the farmers place to work on the equipment if need to. I know Boot's Ag Repair, Dan died of cancer many years ago, Heffernan in Scales Mound, these are no longer in business, Reed's Repair north of Scales Mound which works on older tractors, you are limited with what you can do. All the people are going out of state with equipment, am I going to bring money into the state, I have no idea. I started with Will's Garage in Scales Mound then Burmeisters and locals know me.
- Steve McIntyre states that if this building were only used for aircraft maintenance it would not make a go. Not a lot of small aircraft are up in the air because of the way the economy is. As the economy turns around it will increase. If solely rely on aircraft this would be a vacant building.

Gratton asks about the outdoor storage we would expect to see, you talked about tie down

of aircraft which would be typical, boats would be stored indoor during winter, what else might we see.

- Steve McIntyre states the 70x70 building is transient airplanes during the summer, during the winter months the snow is not accessible. I would like to store boats in there during the winter from K&S from ACL of about 25 boats. As far as outdoor an occasional aircraft might taxi in that grass area and tie down, the concrete pad south of the building has two tie downs for aircraft and their tail over the septic field. No vehicles will be stored outside of the building. During the summer the 70x70 building is empty to store the vehicles while waiting to work on them. Also the 50x50 building is large as well.
- Mr. Petsche states that if I have overflow I may have something there temporary.

Gratton states there are EPA regulations about storing vehicles on grass for an extended period of time.

- Steve McIntyre stated that he didn't know if there was because you would think it would be for airplanes as well for the tie downs, and they are allowed to tie down in a grassy area.

Tranel asks about the dry storage

- Steve McIntyre states that during the request I had stated boat storage, but when Linda and I chatted, she asked if we wanted to limit ourselves to just boats, we might want to also allow other dry storage such as golf carts or RV.

Gratton states indoor storage is not so much of a concern. Do they have a maintenance agreement on the shared runway coming in there.

- Steve McIntyre states there is language in the agreement where the fee goes to different accounts for maintenance of the taxi way, and such.

Diedrick asks if there are any accommodations for overnight staying.

- Steve McIntyre states that building had never been used for any overnight staying of any kind whatsoever. It does have a bathroom, a small refrigerator, sink, microwave and three empty offices.

Diedrick asks about the restroom facilities is more of a half bath type thing, no shower.

- Steve McIntyre states there is a shower, but it is use more like, if you are full of mud you would be able to spray off, like a farmer shower.

Gratton asks Linda about the parking requirement and the use based on the parking, let's say because we add in the number of employees allowed or something, what does this site provide for adequacy for providing those spots.

- Linda Delvaux states that it is more than adequate; it is based upon the square feet of the structure and the type of use, whether he has one or two employees. It appeared that he had ample parking area for the size of the building and the use he has requested.

Gratton states that he could expand the number of employees and still have room for parking.

- Linda Delvaux states that he has quite a bit of parking.

Gratton states that the request is not for a retail business, correct.

- Steve McIntyre states that it is not a retail business.

Jansen asks if a farmer needs a belt for a piece of equipment, you wouldn't sell it to him?

- Steve McIntyre states the definition of a retail business is that it has normal operating hours, open and close time, which is not the intent of this use, if

someone walks in while he is there and needs a belt, he will sell it to them. Jansen indicates he believes that to be a retail use and one that I would encourage that in our county and eliminate that possibility.

- Mr. Petsche states that it will not be like a Napa store. If a farmer comes to me and they need a belt, I will have delivery from IWI, Carquest, and Napa I can sell them the part, I am not going to have the inventory like a retail business.

Public Testimony Closed

Gratton states that this is a reuse of an existing building.

A motion was made by Dave Jansen to recommend approval of the Special Use Permit to allow for light vehicle repair, agricultural tractor repair, machine shop type repair services, light welding, boat and other dry storage services and other miscellaneous repair services. Also allowing the continued support to the adjacent airport by allowing aircraft storage, tie down, parking, aircraft maintenance and other associated support services, located in the AG Agricultural District. Stating the following:

1. Standards for Special Use permit met
2. No issues with utilities - water, septic, access
3. Complete list of services/products available – positive for area
4. No long term outdoor storage

Seconded by Nick Tranel

Further Discussion:

Jansen comments on the concern for vehicles and tractors accumulating outside for a long period of time.

Diedrick states would we want to limit outdoor storage to a certain number of days.

Jansen states as an example if he is fixing a combine and he has to order a part and it is backordered it may be some time.

Gratton states that if you have a used combine that is no longer in use, you don't want it parked out back so you can borrow parts off later. Long term storage of vehicles is not encouraged.

Diedrick states we are going with no long term storage

- Steve McIntyre gives example of an airplane that will be tied down all summer in the grass area. Will that be considered long term storage?
- Jansen asks if it is under repair
- Steve McIntyre states it might be under repair
- Jansen states that he is renting an exterior space for the airplane. We stated that we anticipated the tie down of airplanes and would expect that.
- Steve McIntyre states that what if the airplane needed to be reskinned and you are waiting for a particular metal, it may have to sit there for 8 months.
- Jansen states that we thought that was a given that the airplanes would be tied

down there for an extended period of time and to have things there. I am talking about cars and implements that start to accumulate in front of the building.

- Mr. Petsche states just south of there is Hammer Simplicity dealership do you have long term parking on his
- Jansen states that I have no idea
- Steve McIntyre states that he has lawn tractors sitting out year round, some of those are to be sold and some to be repaired.
- Gratton states that we agree that is appropriate, but not the 1962 car that you are robbing parts off of and is just sitting there.
- Tranel states that we are trying to avoid the box elder tree growing up through the item.
- Jansen states that we don't want the junk yard look

Winter asks about the dry storage or if it was only boat storage

- Linda Delvaux states that it is for dry storage, not only boat storage.

Linda Delvaux asks about clarification on the long term storage, no outdoor storage.

- Jansen states that I don't want to define it.
- Linda Delvaux states do you want language long term storage not recommended.
- Jansen states that whatever would deteriorate the property.
- Linda Delvaux states that the county does have a Nuisance Ordinance that would cover if something were to collect, sit there and never be worked on we do have recourse to say you need to clean this up. If it is waiting for parts that would not be an issue.
- Jansen states that is what we are concerned with. We may be able to take the long term storage out of the motion.
- Gratton states that the application states that long term storage would be inside the building.
- Jansen states do we eliminate the long term storage and rely on the Nuisance Ordinance. I think if we have another way of dealing with it then we should leave it out of the motion.
- Lighting and signage has to comply with ordinance

Jansen amends the motion to remove the long term storage.

Tranel seconds the motion.

A motion was made by Dave Jansen to recommend approval of the Special Use Permit to allow for light vehicle repair, agricultural tractor repair, machine shop type repair services, light welding, boat and other dry storage services and other miscellaneous repair services. Also allowing the continued support to the adjacent airport by allowing aircraft storage, tie down, parking, aircraft maintenance and other associated support services, located in the AG Agricultural District. Stating the following:

1. Standards for Special Use permit met
2. No issues with utilities - water, septic, access
3. Complete list of services/products available – positive for area
4. Lighting and signage to comply with Zoning Ordinance

Roll Call: Nick Tranel – Aye
Gary Diedrick – Aye
Laura Winter – Aye
Dave Jansen – Aye
Mel Gratton– Aye

Approval of the 2014 meeting dates for the Zoning Board of Appeals/Planning Commissioner, as indicated below.

ZBA Meeting Dates 2014: (4th Wednesday of the Month unless indicated)

January 22

February 26

March 26

April 23

May 28

June 25

July 23

August 27

September 24

October 22

November 18 (3rd Tuesday)

December 16 (3rd Tuesday)

A motion was made by Nick Tranel to approve the meeting dates as presented.

Seconded by Laura Winter

Voice Vote: All Ayes

Reports and Comments:

Mel Gratton states that the Legislative Committee is putting on a parliamentary procedure meeting on March 6, 2014. If interested you need to notify Jody Covert.

Nick Tranel made a motion to adjourn at 8:45 PM. Gary Diedrick seconded. Voice Vote: All Ayes