

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

David & Paula Lange, (address: 3071 W Council Hill Road, Scales Mound), owner's requesting a Special Use Permit to allow for a single family residence in the AG Agricultural District on a lot less than forty (40) acres and a one lot subdivision.
Common Address: 3071 W Council Hill Road, Scales Mound

Staff Report

- Comprehensive Plan: The Comprehensive Plan would indicate this parcel to be in a classification of statewide importance farmland, Agricultural Preservation Area 1. This is land that although it does not qualify as prime farmland it can have a positive impact on the production of food, feed, fiber, forage and oilseed crop production. This request is approximately 1 mile west of the Village of Scales Mound, and approximately 1.5 miles from the villages' infrastructure. Although this is an existing residence, the County's Comprehensive Plan recognizes that home building provides an enormous infusion of dollars to the local economy. It contributes not only the construction value of the homes but also increases the tax base and provides hundreds of well paying jobs. The County recognizes the importance of this sector of the local economy. At the same time The Comprehensive Plan also recognizes concerns with rural residential development such as: increased loss of farmland, nuisance conflicts with agricultural uses,

increased cost of services such as fire, ambulance, police and school bus transportation traveling longer distances as well as concerns about proliferation of septic systems and safety with access points.

- **Waste Treatment:** The existing septic system was installed 10/25/04 and meets current code for a three bedroom house. The septic tank and pump chamber is located southeast of the house, with the conventional septic drainfield located northeast of the house. Soils on the rest of the lot are shallow to shale and would require an alternative septic system as a replacement such as a sand filter. The well is located on the northwest corner of the house. All parts of the septic system and well are located within the proposed 2 acre lot.
- **Access Considerations:** The residence associated with this request has an existing permitted entrance onto Jo Daviess County maintained Council Hill Road. No changes to this existing entrance are contemplated as part of this request.
- **Other Considerations:** This property is surrounded mostly by Agricultural uses with a couple of smaller parcels nearby. There are some small subdivided parcels just east of this request off of Stagecoach Trail that were done pre-zoning. These parcels range in size from 2-3 acres. This house was built in 2004 as an Ag home on approximately 160 acres by David & Paula Lange. In 2008 approximately 145 acres were sold off, leaving the 2 residences on the remaining 20+- acres. One of the two residences was the original homestead built pre-1995 and will be split from the remaining acreage as an existing residence separation. That leaves the home built in 2008 that is applying for the Special Use Permit in order to be compliant with the County Zoning Ordinance. The Land Evaluation score on this property is 66, which is just above the County average of 62.2 with an overall LESA score of 205. Some of the contributing scores to the Site Assessment end of the LESA were the percent of Agricultural land adjacent coming in at 25 points, percent of land in agriculture within 1 mile coming in at 15 points, availability of public water and sewer came in at 10 points each and soil suitability for onsite waste disposal came in at 25 points. The consistency with the County Comprehensive Plan came in at 0 points as it is within a mile and half of a community, but, it is just outside of Scales Mounds designated contiguous growth area giving it a score of 10

David Lange, owner

- This property was part of the family farm that I grew up on. We built our house in 2004. My wife is retired and I will be retiring next year and we are planning on moving closer to family in Des Moines, Iowa. We have decided to sell the remaining acreages including our home at this time.

Steve Schmidt, surveyor representing owner

- Shows the whole farm survey, they then sold 146 acres, kept 20 acres, existing farmhouse sits on 6.75 acres leaving about 18.5 acres of tillable farm ground, which the neighbor has indicated he would like to buy that and put it back with the original farm.

Public Testimony

None

Public Testimony Closed

Discussion:

Gratton states that the LESA score is above the 200 mark where we need to review a little closer. This is an agricultural oriented area, but this is an existing home on the property and will probably not be taken back to Ag for a long time, negates part of the LESA score. We would look at this differently if this was a vacant piece of property requesting a home.

Tranel agrees with Gratton

A motion was made by Nick Tranel to recommend approval of the Special Use Permit to allow for a single family residence in the AG Agricultural District on a lot less than forty (40) acres and a one lot subdivision. Stating the following:

1. Special use standards have been met

Seconded by Jody Carroll

Roll Call: Nick Tranel – Aye
 Laura Winter – Aye
 Jody Carroll – Aye
 Gary Diedrick – Aye
 Mel Gratton– Aye

Reports and Comments:

Linda Delvaux states that Heather Miller has left the Health Department and Matt Calvert will be taking her position, and they have hired another sanitarian which you may remember, Sandra Nolan.

Nick Tranel made a motion to adjourn at 7:18 PM. Laura Winter seconded. Voice Vote:
All Ayes