

Minutes of the Dodge County  
**PLANNING COMMISSION MEETING**  
**January 9, 2008**

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The regular meeting of the Planning Commission was called to order by Jon Balzum at 1:00 PM on Wednesday, January 9, 2007. Present were Planning Commission members Jon Balzum, John Allen, Rhonda Toquam, Larry Schmeling, Harlan Buck, and Richard Wolf. Also present were County Commissioner David Erickson, Don Gray and Planning Director Duane Johnson.

**Elections**

Duane Johnson asked for nominations for Chair. A nomination was made by Harlan Buck and seconded by John Allen to nominate Galen Johnson. A nomination was made by Richard Wolf to nominate Harlan Buck. Duane Johnson asked for nominations two more times. The vote was 5 to 1 (Jon Balzum, John Allen, Rhonda Toquam, Larry Schmeling, Harlan Buck, ayes and Richard Wolf nay) to elect Galen Johnson as Chair of the Planning Commission for 2008.

Duane Johnson asked for nominations for Vice Chair. Harlan Buck nominated Richard Wolf for Vice Chair. The vote was unanimous to elect Richard Wolf as Vice Chair of the Planning Commission for 2008.

Duane Johnson turned the meeting back over to Richard Wolf.

Motion by Harlan Buck, seconded by Larry Schmeling, to approve the agenda and the December 2007 minutes. Motion passed unanimously.

**Greg & Deb Horsman – CUP #08-01**

The first public hearing is to consider an application for a Conditional Use Permit to establish a non-farm dwelling in the Agricultural District. The property is 5.6 acres located in the NW 1/4 of NW 1/4, of Section 17, Concord Township. Greg and Deb Horsman are the applicant and Barbara Erickson is the property owner.

Greg Horsman was present to explain his proposal for this site. Presently lives in Rochester want to move away from the big city. Mr. Horsman addressed a letter (received from a neighbor) having concerns about ATV's, snowmobile and animals getting out by stating that they don't have this kind of equipment but will have a horse. The horse won't get out unless the deer break the fence down.

Tom Turner, Concord Township has no objections with this proposal.

Duane Johnson stated the County has no objections with this proposal. It meets all the criteria required for a non-farm dwelling in the agricultural district.

Richard Wolf inquired if there were any concerns with the driveway.

Duane Johnson commented that it's a township road and the township will have to issue the driveway permit and access permit.

Jon Balzum inquired about the well.

Mr. Horsman stated that it will be a 400' well and the septic will be a mound system.

Motion by Rhonda Toquam, seconded by Harlan Buck, to close the public hearing. Motion passed unanimously. Motion by John Allen seconded by Harlan Buck, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. The Agricultural Covenant shall be signed and recorded.
2. The septic system must meet the Dodge County's septic ordinance.
3. Driveway access and permits be obtained from the Township.
4. Address be obtained from Dodge County Highway Dept

The motion was passed unanimously.

### **Luke Smith – CUP #08-02**

The second public hearing is to consider an application for a Conditional Use Permit to establish a non-farm dwelling in the Agricultural District. The property is 120 acres located in the SE ¼, of Section 22, Milton Township. Luke Smith is the applicant and Larry Smith is the property owner

Larry Smith was present to explain the proposal for this site. Luke is their youngest son and has interest in farming. Luke Smith would like to put up a 28' x 46' rambler style home to live in. It will be across the road and presently this land is in CRP. They will only take out the required amount of acres to allow for this home.

Ron Durst, Milton Township has no objections to this proposal.

Duane Johnson commented that originally Mr. Smith wanted a 2<sup>nd</sup> farm dwelling but there is already a second home on this farm site. It meets the criteria for a non-farm dwelling. The quarter section in open and he will have met the setback for the feedlot to the south.

Motion by Jon Balzum, seconded by Rhonda Toquam, to close the public hearing. Motion passed unanimously. Motion by John Allen seconded by Rhonda Toquam, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. The Agricultural Covenant shall be signed and recorded.
2. The septic system must meet the Dodge County's septic ordinance.
3. Driveway access and permits be obtained from the Township.
4. Address be obtained from Dodge County Highway Dept

The motion was passed unanimously.

### **High Country Energy, LLC – CUP #08-03**

The third public hearing is to consider an application for a Conditional Use Permit to establish a meteorological tower in the Agricultural District. The property is 78 acres located in the E 1/2 of SE 1/4, of Section 30, Vernon Township. High Country Energy, LLC is the applicant and Ralph and Anita Senjem are the property owner.

Missy Kelly representing High County Energy was present to explain their proposal. This will be a temporary structure to measure the wind for a possible wind turbine. The time frame on the structure would be 2 to 4 years. The structure will be removed after that time frame. It sits on a steel plate with no footings. The tower will be 60 meters high with guide wires. It runs by solar power with a back up battery for collecting data and powering a red marker light at the top.

Jim Lauman had concerns on this proposal. He is a neighbor across the road from this site and wanted to know more information on the proposal.

Missy Kelly addressed his concerns on the size of the wind turbines and how large the wind farm could be.

Duane Johnson stated the county requires a CUP for the wind turbines. There is a need for more meetings with the property owners in the near future.

Dave Erickson, County Commission commented he was at a meeting about wind turbines in Hayfield last week.

Jim Lauman had a concern about the value of his property and how will this affect his property tax.

Duane Johnson stated Jim could come in and talk to Wendell Engelstad, County Assessor about his taxes.

Motion by Harlan Buck, seconded by John Allen, to close the public hearing. Motion passed unanimously. Motion by John Allen, seconded by Harlan Buck, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. Zoning Permit be obtained before building.
2. Driveway access and permits be obtained from the Township.
3. Address be obtained from Dodge County Highway Dept.

The motion was passed unanimously.

**Robert Snaza – ZA #07-03 (continued from December)**

The third public hearing is to consider a request by Robert Snaza for a text amendment to the Dodge County Zoning Ordinance which currently prohibits commercial go-cart tracks. A text amendment would allow commercial go-cart tracks County wide. The County is studying whether this type of business should be considered as (1.) a conditional use in the Agricultural District (2.) allowed only in a Commercial District. Robert Snaza owns 37.5 acres located in the NE 1/4 of NE 1/4, Section 1, Ripley Township and is proposing to operate an outdoor commercial go-cart track on this property.

Duane Johnson gave a brief history of this proposal and reviewed the staffs recommendations and summary of the findings. Read the letter from the Mantorville Township stating they are in support of Option 1, which regulates go-kart tracks with a conditional use permit.

Jon Balzum inquired if Mr. Snaza would have to move the track location if he was granted a CUP.

Duane Johnson stated that the track would have to meet the setbacks that would be determined in standards set for go-cart tracks. There is also the nuisance standards that must be met, such as noise, dust. This would be a problem for Mr. Snaza to meet with the present location of the track.

Jim Zahradnik, representing for Bob Snaza brought a go-cart for the members to look at and to answer questions.

Jon Balzum inquired how big the track is.

Jim Zahradnik stated the track is pretty wide and it is ¼ mile around.

Jon Balzum inquired the poles in the picture are for lights and if they have night races.

Jim Zahradnik yes, the poles were for lights, but now only have day races every other Saturday.

Jon Balzum inquired if the County Fair Board was interesting in having go-kart track.

Duane Johnson contracted the County Fair Board with this proposal. They indicated they were not interested in having a go-cart track on the fair grounds.

Jim Zahradnik stated that if Mr. Snaza was allowed to be rezoned to Commercial he could get sanctioned by the Carting Federation, then he could get insurance. This would protect him case of an accident.

Harlan Buck had a concern with the setback that if he planted tree as a buffer would they be far enough away from the track so carts don't go flying into them.

Harlan Buck questioned what the Planning Commission role was on this proposal.

Duane Johnson addressed the County's role in this request. Mr. Snaza request is to rezone his property to Commercial. The County has been asked to amend the zoning ordinance and develop performance standards to allow Mr. Snaza to have a Commercial Go-Kart track.

John Allen inquired if the county doesn't grant this proposal will he have to move his track.

Duane Johnson stated he would have to move the track due to the track being 4 feet from neighbor's property.

Rhonda Toquam was concerned with who monitors the track.

Duane Johnson stated the county will have to monitor it.

Rhonda Toquam inquired what about the Township's role.

Duane Johnson stated that the Township is less restrictive then the county with their ordinance and that's a problem.

Motion by Rhonda Toquam, seconded by Larry Schmeling, to recommend postponing of this request until the February 6<sup>th</sup>, 2008 to able to discuss this proposal further with Mr. Snaza

The motion was passed unanimously.

### **Other Business**

Duane Johnson updated the members about possibly not having a March meeting due to no applications coming in.

### **Adjourn**

Motion by Jon Balzum, seconded by Rhonda Toquam, to adjourn. Motion passed unanimously. The meeting was adjourned at 2:25PM.