

Minutes of the Dodge County
PLANNING COMMISSION MEETING
July 7, 2010

The regular meeting of the Planning Commission was called to order by John Allen at 7:00 PM on Wednesday, July 7, 2010. Present were Planning Commission members Galen Johnson, John Allen, Walter Wyttenbach, Jon Balzum, Richard Wolf and Gene Hallaway. Also present were County Commissioner, Lyle Tjosaas and Zoning Administrator, Melissa DeVetter.

Motion by Jon Balzum, seconded by Galen Johnson, to approve the agenda and the June 2010 minutes. Motion passed unanimously.

Brian & Cassi Garness – CUP #10-06

The public hearing is to consider an application for a Conditional Use Permit to establish a non-farm dwelling in the Agricultural District. The proposed property will be a 5 acres parcel split from 21 acres. The property is located in the W 1/2 of the NE 1/4 of Section 21, Wasioja Township. Brian and Cassi Garness are the applicants and Steven and Shari Garness are the property owners.

Brian and Cassi Garness were present to explain their proposal. They plan on building a home on the 5 acres.

Steve Gray, Wasioja Township Supervisor stated they have reviewed this proposal and have no objections with it.

Motion by Richard Wolf, seconded by Walter Wyttenbach, to close the public hearing. Motion passed unanimously.

Melissa DeVetter stated this is a standard application. There is a driveway and trees have been planted. Since the packet was mailed out, Dodge County has received two letters, of which the Planning Commission were given copies of.

John Allen acknowledged that they have received them.

Galen Johnson inquired about the circle on a map that is in the packet; what is the distance of this circle and is it for a feedlot.

Melissa DeVetter stated yes; it's a feedlot and its shows the 1000' setback.

Galen Johnson inquired if Mr. Garness was raised in the country and if he is aware of what it entails.

Brian Garness stated yes; he does.

Galen Johnson inquired why there are more maps in the packet. Is there a significant to these?

Melissa DeVetter stated at a previous Commissioners' meeting there was an application that a question came up on whether the soils were suitable for a septic system. These maps are just for additional information on what the soils types are for this site.

Raymond Spaulding a neighbor inquired on what the distance for the septic system is to another septic; is there a rule on it.

Melissa DeVetter stated for septic system there is a 20' setback from buildings and a 10' setback from property lines.

Raymond Spaulding inquired on how a 5 acres parcel can be put in this area.

Melissa DeVetter explained how the process worked. A dwelling can be built on a 53 acres parcel without going through a public hearing but, anything less than 53 acres must apply for an Interim Use Permit and go through a public hearing. It is allowed in the Ag District as long as it goes through this process and the quarter section is open.

Galen Johnson stated once this proposal is passed and the house is built then the quarter (160 acres) is closed for any new non-farm dwellings. This will be the only one allowed to be built in this quarter.

John Allen inquired who the Dodge Center Bike & Hike Trail was.

Melissa DeVetter stated that she believes that the City of Dodge Center passed this packet to them for comment. Dodge County did not send them a packet.

John Allen inquired if the Garness's owned the railroad bed.

Shari Garness indicated no; they do not it's owned by Dennis McNeilus.

Motion by Richard Wolf, seconded by Jon Balzum, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. A Dodge County Zoning Permit shall be obtained before construction.
2. The Agricultural Use Covenant shall be signed and recorded in the Dodge County Recorder's Office prior to construction. A copy of the recorded document is required to be submitted to the Dodge County Environmental Services Department to file with the CUP.

3. The septic system must meet the requirements of Dodge County's sewage and wastewater treatment ordinance.
4. An address shall be obtained from the Dodge County Highway Department.

Motion passed unanimously.

Other Business

John Allen apologized about not being at the last meeting and wanted the 120 sq. feet addition on the house explained.

Melissa DeVetter stated it's not an addition to a dwelling but an accessory structure. The Commissioner changed this to 200 sq ft. It has to be a stand alone, detached structure and must meet the other requirements for exemption too qualify. She explained what some of these requirements were.

Melissa DeVetter gave an update on the August meeting. There is only one applicant and Mark Gamm will be conducting the meeting.

Galen Johnson inquired if anything is happening with the Townships that have their own ordinance.

Melissa DeVetter gave a brief update on the status of Canisteo and Concord Townships involvement with the county.

Adjourn

Motion by Walter Wyttenbach, seconded by Richard Wolf, to adjourn. Motion passed unanimously. The meeting was adjourned at 7:23 P.M.