

SPINK COUNTY PLANNING AND ZONING BOARD

April 24, 2012 Minutes

The Spink County Planning and Zoning Board met on April 24, 2012, at 10:00 am. Members present included Craig Johnson, David Albrecht, Jeff Albrecht, Brian Johnson, Gerald Zerbel, Planning and Zoning Administrator Heather Jordan, and Director of Equalization Kim Markley. Also present were Clyde Thrift, Wayne Nelson, Larry Tebben, Doug Braun, and Lori Jo Mundstock.

Motion by Brian Johnson, second by Jeff Albrecht to amend the agenda to include a question regarding parcel #8877 in Doland City. The April 10, 2012 meeting minutes were approved and a copy is available for viewing in the Equalization Office.

Rezoning

A rezoning public hearing was held for the City of Doland to rezone the following location: OL 2 in the N ½ of NE ¼ (2.00A) a part of N ½ of NE ¼ of 1-116-61, Doland City from residential to commercial to attract a retail business. Clyde Thrift was in attendance to offer his support for the rezoning. A motion was made by Craig Johnson, second by Jeff Albrecht to approve the rezoning application. All members voted *Aye*. Motion carried.

Variance Question – Parcel #8877, Doland City – Planning and Zoning Administrator Jordan asked the commission if a variance would be required for property owner Clyde Thrift to operate a farmer's market. The property is currently zoned Highway Commercial and the current front setback for the property would be 75' on a 100' foot lot. It was the consensus of the Commission to require Thift to obtain a variance for his request.

Variance

A variance public hearing was held for Shawn Frericks to build a 30' x 44' garage at the following location: Block 8, Lots 11-16, Ashton City. The old garage was removed and will be replaced with a new 30' x 44' garage that will be 13' from the rear lot line instead of the required 20' setback. Discussion was held on notifying adjacent property owners and possibly amending the Spink County Planning and Zoning ordinance to require cities to submit either a letter of support or opposition for applications within city limits of small towns in Spink County. This suggestion will be added to the compiled list of zoning changes and will be brought to a public hearing at a later date. A motion was made by Gerald Zerbel, seconded by Jeff Albrecht, to approve the variance, with all present voting *Aye*. Motion carried.

Variance

A variance public hearing was held for Doug Braun to plant a new shelterbelt at the following location: W ½ 22-120-63, Mellette Township. Braun plans to plant approximately 2214' of trees that will be 10' from the Right-Of-Way instead of the required 50' that the Spink County ordinances require. There will be three rows of trees including two rows of Cedars, and one row of Junipers. The shelterbelt will be 43' from the center of the township road on the east side. Doug Braun was in attendance to answer questions and he stated that the Mellette Township board supports his request. Motion by Craig Johnson, second by Gerald Zerbel to approve the variance application with all members voting *Aye*. Motion carried.

Plat

J & S Outlot, SW ¼ 13-114-63, Belmont Twp.

Discussion was held regarding a plat for Allen & Bobbie Gatzle, J & S Outlot, 13-114-

63, Belmont Township. A motion was made by Brian Johnson, seconded by Jeff Albrecht, to approve the plat, with all present voting *Aye*. Motion carried.

Plat

Booze Tract 1, NE ¼ SE ¼ 22-117-64, Three Rivers Twp.

Discussion was held regarding a plat for Danny Booze, Booze Tract 1, NE ¼ E ¼ 22-117-64, Three Rivers Township. Motion by Craig Johnson, seconded by Brian Johnson, to approve the plat, with all present voting *Aye*. Motion carried.

Motion was made by Craig Johnson and second by Jeff Albrecht to adjourn as Planning & Zoning Board and reconvene as County Commission at 10:20 am.

Attest

Heather Jordan

Spink County Planning & Zoning

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