

SPINK COUNTY PLANNING AND ZONING BOARD

May 15, 2012 Minutes

The Spink County Planning and Zoning Board met on May 15, 2012, at 10:00 am. Members present included Craig Johnson, David Albrecht, Jeff Albrecht, Brian Johnson, Gerald Zerbel, and Planning and Zoning Administrator Heather Jordan. Also present were Rene Thrift, Richard Ratigan, Director of Equalization Kim Markley, and James Ellenson.

Agenda and minutes were approved as presented. A copy is available for viewing in the Equalization Office.

OLD BUSINESS: Variance

Motion by Craig Johnson, seconded by Jeff Albrecht to bring the Jeff Payant variance off the table for discussion. Motion carried.

A variance public hearing was tabled on May 1, 2012 for Jeff & Pat Payant to build a 24' x 30' garage at the following location: Block 3, Shar-Winn Estates, 9-116-64, Redfield Township. The rear setback will be 10' closer than the required 20' setback. According to correspondence with Clark Engineering the sanitary sewer lines will be installed at the east side of Payant's property between Lots 2-3, and should not pose a problem with the construction of this structure. A motion was made by Jeff Albrecht, seconded by Craig Johnson, to approve the variance, with all present voting Aye. Motion carried.

Variance

A variance public hearing was held for SDB, LLC to build a 36' x 64' pole barn at the following location: Original Block 6, Lots 1& 2, Frankfort City. The front setback will be 3' closer than the required 20' setback. Richard Ratigan appeared to voice his opposition to the variance because it would block the view, there could be potential maintenance and upkeep issues with mowing and other debris, and it would be built facing Jefferson Avenue; a high traffic area in Frankfort. A phone call in support of the variance was received from adjacent neighbor Bob Artz. A letter opposing the variance was received from the City of Frankfort and from the United Methodist Church citing similar concerns to those voiced by Ratigan. Discussion was held on constructing a pole barn type of building of this size in a residential area and the intended use of the building. Currently there is no home on this lot, and the consensus of the Commission was that this type and size of building would not be considered a "normal accessory building" as described by Spink County ordinances. Motion by Craig Johnson, seconded by Brian Johnson to deny the variance application with all present voting Aye. Motion carried.

Variance

A variance public hearing was held for Clyde Thift, to operate a seasonal Farmer's Market at the following location: Fords Block 3, Lot N ½ of W ½ of 10 & All Lots 11-14, Doland City. The variance has been requested because the placement of a portable utility shed and wagons for the sale of produce will not meet the current Highway Commercial front setback of 75'. A phone call in support of the variance was received from Doland City Finance Officer Kam DesLauriers on behalf of the Doland City Council, from adjacent neighbor

David Understock, and from Full Circle Ag. Motion by Jeff Albrecht, seconded by Brian Johnson to approve the variance application with all members present voting Aye. Motion carried.

Motion was made by Craig Johnson and second by Gerald Zerbel to adjourn as Planning & Zoning Board and reconvene as County Commission at 10:24 am.

Attest

Heather Jordan

Spink County Planning & Zoning

Published at the approximate cost of?