

SPINK COUNTY PLANNING AND ZONING BOARD

June 26, 2012 Minutes

The Spink County Planning and Zoning Board met on June 26, 2012, at 10:00 am. Members present included Craig Johnson, David Albrecht, Jeff Albrecht, Brian Johnson, Gerald Zerbel, Planning and Zoning Administrator Heather Jordan, Director of Equalization Kim Markley. Also present were Wayne and Diana Larson, Heather Larsen Beaner, Perry Hofer, James Moore, Attorney Harvey Oliver, and Mark Fisher.

Motion by Craig Johnson, second by Brian Johnson to approve the agenda as presented. Motion carried.

Motion by David Albrecht, second by Brian Johnson to approve the June 19, 2012 Planning and Zoning Board minutes as presented. Motion carried. A copy is available for viewing in the Equalization Office.

Special Exception & Variance

A special exception hearing and variance hearing was held for Northern Electric Cooperative to construct a 190' free-standing wireless internet tower with no permanent building at the following location: Understock Tract 1 NE ¼ 25-116-61, Belle Plaine Township. James Moore of Northern Electric was present to answer questions about the purpose and placement of the tower and base. The 20' x 20' base will be located right up against the existing fence-line along 176th Street with a zero foot setback instead of the required 75' setback. Administrator Jordan reported that she contacted Belle Plaine Township Supervisor Eric Meier, and that Meier had not received any phone calls or concerns with either the special exception or variance. Jeff Albrecht received a phone call from adjacent landowner Steve Tschetter, who also did not have a concern. Perry Hofer was in attendance and expressed his concern and appreciation that Northern Electric has planned to paint the base and tower in alternating red and white and he strongly encouraged them to install a light at the top of the tower. Moore and attorney Harvey Oliver did not see a problem with installing a light on the tower, but will check with current Federal Aviation Administration laws to see if towers less than 200' would be prohibited from installing a light. Current regulations require towers 200' and taller to be lit. A motion was made by Craig Johnson, second by Jeff Albrecht to approve the special exception with the condition that the top of the tower is lit unless prohibited by the FAA. Motion carried. Motion by Jeff Albrecht, second by David Albrecht to approve the variance application for Northern Electric Cooperative. Motion carried.

Variance

A variance public hearing was held for Wayne and Diana Larson, to build a new 32' x 60' home at the following location: NW ¼ EX Lot H-1 (5.03A) 26-119-64, Mellette Township. The variance has been requested because the placement of the new home will be 65' from the center of the township road for a total setback of 98' instead of the required 108' setback. A phone call in support of the variance was received from adjacent neighbor, Brad Morgan, and from Margaret Hamilton. Wayne and Diana will reside in the new home and their daughter, Heather Larsen Beaner and family will reside in the

existing home across the driveway. Motion by Gerald Zerbel, seconded by Brian Johnson to approve the variance application with all members present voting Aye. Motion carried.

Plat

Discussion was held regarding Rahm's Subdivision, SW ¼ 30-117-60, Spring Township. A motion was made by Jeff Albrecht, seconded by Craig Johnson, to approve the plat, with all present voting Aye. Motion carried.

Plat

Discussion was held regarding Rahm's Third Addition, NW ¼ 31-117-60, Spring Township. A motion was made by Jeff Albrecht, seconded by Brian Johnson, to approve the plat, with all present voting Aye. Motion carried.

Motion was made by Jeff Albrecht and second by Brian Johnson to adjourn as Planning & Zoning Board and reconvene as County Commission at 10:28 am.

Attest

Heather Jordan

Spink County Planning & Zoning

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