

**SPINK COUNTY PLANNING AND ZONING BOARD**  
**July 16, 2013 Minutes**

The Spink County Planning and Zoning Board met on July 16, 2013, at 10:07 am. Members present included Craig Johnson, David Albrecht, Cindy Schultz, Jeff Albrecht, Pat Kramp, and Planning and Zoning Administrator Heather Jordan. Also present were Matt Gilbert and Casey Buchholz.

Motion by Craig Johnson, second by Jeff Albrecht to approve the agenda.  
Motion carried.

Motion by Pat Kramp second by David Albrecht to approve the June 25, 2013 minutes. A copy is available for viewing in the Equalization Office and online.

Variance:

**Matt Gilbert** - Discussion was held regarding a variance application for Matt Gilbert located at N ½ SE ¼ 26-114-61, Antelope Twp. to build a 27' x 56' manufactured home and 27' x 36' attached 3-stall garage that will be 10' too close (or 98' instead of 108') to the right-of-way setback on 405<sup>th</sup> Avenue. Matt Gilbert was present and explained that the proposed building placement does not meet setbacks because of a slough area directly to the west that does not allow construction. An existing old wooden granary will be removed as well as an abandoned house and shed. Support for the project was shown on a letter signed by the entire township board and residents within three miles of the construction site. Motion by Jeff Albrecht, second by David Albrecht to approve the variance with all members voting "Aye." Motion carried.

Variance:

**Town of Tulare Fire Hall Addition** - Discussion was held regarding a variance application for the Town of Tulare located at Original Block 7, Lots 7-10, and the S 70' of Lots 11-12, Tulare City to build a 26' x 40' lean-to shelter with cement floor onto the existing fire hall building. The current fire hall and proposed lean-to addition measure 10' from the center of the alley instead of the required 20' rear setback. The Town of Tulare City Council did not voice any concern with the project. Motion by Craig Johnson, second by Jeff Albrecht to approve the variance with all members voting "Aye." Motion carried.

Variance:

**SD Wheat Growers Shop Addition** - Discussion was held regarding a variance application for SD Wheat Growers located at Tulare Third Railroad Addition Lots 1-3, Tulare City to build a 12' x 25' addition to the shop that measures 33' from the center of Railway Avenue instead of the required 53.' Casey Buchholz, representing SDWG, was present to clarify the project. Motion by Cindy Schultz, second by Pat Kramp to approve the variance at a distance of no greater than 20' with all members voting "Aye." Motion carried.

Information and Discussion:

Discussion was held on ARC View/GIS software available at Clark Engineering and the helpfulness of it to determine elevations.

Motion was made by Pat Kramp and second by Cindy Schultz to adjourn as Planning & Zoning Board and reconvene as County Commission at 10:42 am.

Attest

Heather Jordan

Spink County Planning & Zoning

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