

DICKINSON COUNTY BOARD OF ADJUSTMENT

Monday, May 24, 2010

7:00 P.M.

The Dickinson County Board of Adjustment met Monday May 24, 2010 at 7:00 p.m. in the community room of the courthouse.

Members present were Don Oleson, Dennis Jackson, Jeff Ashland, Bill Sackett and Bob Duncan.

Don Oleson, Chairman, called the meeting to order at 7:00 p.m.

First on the agenda was roll call.

Second on the agenda was new business.

- 1st item of new business was Mau Family Ltd. Partnership, a variance in a tract approximately 160.31 x 106 in Lot 1, Auditor's Plat of NW 8-99-36. Oleson read the description of the variance.

Dick Mau said his existing building is 144' x 81'. The roof was brought down by the snow load this winter. They want to rebuild the same size as it was before. In front of the building is gravel and they want to pour a concrete slab in front. They want to go higher. They want to put the rack system in this building into their building in Okoboji. They already have the concrete foundation, so it was cost effective to use the existing footprint. They used to be able to store 35 boats. They want to raise the roof 5 to 6 feet so they can store 110 boats. This makes it more cost effective and they can keep their prices more in line. The building was damaged over 50% of its assessed value. Structural engineers looked at it and to repair it would never meet new codes. New construction would have a heavier snow load capability.

Oleson asked about the roof. The drawing submitted is showing a 3-12 pitch.

Mau said they haven't selected a contractor yet, so aren't sure what the pitch will be. 35 feet is the maximum height allowed and they won't go any higher. He said the elevation provided was just a generic drawing which doesn't show the actual pitch. The existing building had volunteer trees growing around it. That could be some of what caused the roof damage.

Duncan asked if the sides were damaged.

Mau said not bad, but the repair would not meet codes.

Sackett asked what are the side yards.

Mau said 13' and 12'. The proposed structure will be a steel building with a concrete pad out front. They would like to run the pad to the street if feasible.

There was some discussion of drainage. Mau said the water goes on each side. The new building will be guttered and there are two drains in the street.

Ashland asked what is the existing building height.

Mau said it had 18' side walls, so probably 24' to 25'. He said he doubts that the new building will be 35' tall.

Duncan asked if there are any green space requirements.

Kohlhaase said there are none required in the Highway Commercial District.

No correspondence had been received by the office. There were two phone calls from adjoining property owners wondering why they had received a letter. Mau presented letters he received from four adjoining land owners in favor of the project. He said the building has been there since the 70's. It is kind of an eyesore. The new building will be an improvement.

There being no other questions, Ashland moved to vote on the application as presented. Jackson seconded. All were in favor.

The vote was recorded as all in favor. Oleson read from the vote result form.

- 2nd item of new business was ITC Midwest, request for extension of permit #116-09 to October 31, 2010 for an electrical substation for the Lost Lakes Wind Farm.

There were no concerns from the board members.

Jackson moved to extend Zoning Compliance Permit #116-09 with an expiration date of October 31, 2010. Duncan seconded. All in favor.

Third on the agenda was approval of the minutes of February 1, 2010. Sackett moved to accept the minutes as written. Ashland seconded. All in favor.

Fourth on the agenda was communications. There were none.

Fifth on the agenda was report of officers and committees. There were none.

Sixth on the agenda was old or unknown business. Next month, June 28th, the High Point Wind Farm application will be on the agenda. The office has asked them to have the sites staked approximately two weeks before the meeting. There will be a public informational meeting May 27, 2010. The board members are welcome to attend to listen and gather information, but can't discuss anything between themselves.

Seventh on the agenda was other. There was none.

Eighth on the agenda was adjournment. Duncan moved to adjourn. Sackett seconded. All in favor. The meeting adjourned at 7:25 p.m.