

DICKINSON COUNTY BOARD OF ADJUSTMENT

Monday, July 26, 2010

7:00 P.M.

The Dickinson County Board of Adjustment met Monday, July 26, 2010 at 7:00 p.m. in the community room, first floor of the courthouse.

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

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 Lisa Roslansky, variance in East Okoboji Beach, Unit 1, Blk. 4, Lots 19 – 22. Oleson read the description of the variance.

Lisa Roslansky and Harold Theesfeld introduced themselves. Roslansky said they want to build an addition of a bedroom, bath and laundry. They have Lisa's mother living with them and she has health issues.

Oleson said they have a big lot area. Is there some way they could put the addition on the west side and not the back?

Roslansky said they looked at every option. Her Mom is on oxygen. With any other option, they would lose a lot of trees.

Sackett said it is important to know what the neighbors feel about the request. He asked if they have talked to them.

Roslansky said they have spoken with neighbors to the north and west. They said they were happy to see the improvement.

Sackett said it is commendable to help a parent, but lot owner letters in support would be helpful.

Kohlhaase said it would be harder to build to the east because they would have a corner lot that requires greater setbacks.

Duncan asked about the air conditioner units.

Theesfeld said the air conditioner would be to the west side of the new addition.

Jackson said the diagram didn't show all the utilities.

Theesfeld said the sewer line is in front. Chris's Drain Cleaning will scope it out. They have contacted the electric company. They plan to offset the addition for ease in disconnect.

Duncan asked if they had considered an apartment in the existing garage and building a garage to the east.

Theesfeld said this would be more concrete and extra expense. The addition on the back will have a basement. The trouble with crawl space is concern of pipes freezing. The house right now has only a half basement. By adding to the back, the bedroom is right behind theirs and the bath is straight behind theirs, making it easier to hook up sewer and water.

All neighbors within 500 feet had been notified. There was no correspondence or phone calls received.

There being no further questions, Jackson moved to vote on the application as presented. Ashland seconded. All were in favor. The vote was recorded as all approve. Oleson read from the vote result form.

- 2nd item of new business was discussion/action on a policy for staking Wind Energy Conversion Systems (WECS). This was brought up last month.

Lonnie Saunders had said this doesn't have to be part of the ordinance, but it could be made a board policy.

Discussion followed with some of the following suggestions:

1. Stakes being tall enough to be seen above the crops and marked with a red or orange streamer.
2. The stakes being numbered correctly to correspond with the proposed WECS on that property.
3. Reference stakes placed at the location of the nearest road.
4. Lath in the fence line of the nearest travelled road to draw attention to the turbine locations.
5. If incomplete or incorrect application, will have to vote to table or vote no.
6. Make a conditional use check list similar to the variance checklist the board uses.
7. Provide a larger, legible map with the correct number of proposed turbines, the site location, and street and avenue numbers.

It was agreed to table until next month and have the zoning office work up some possible wording and discuss it then.

Third on the agenda was approval of the minutes of June 28, 2010. Sackett moved to approve the minutes as written. Ashland seconded. All were 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. Kohlhaase said he had met with Al Blum on Red Rock Wind Energy LLC, the proposed project by Superior and Terril. It will be at least 1 ½ to 2 years before they are ready to proceed.

Seventh on the agenda was other. Oleson had a question regarding density on WECS. He understood it is per the manufacturer's specifications.

Kohlhaase read from the WECS requirements in the ordinance.

Oleson was concerned that a developer could place smaller towers within the larger array of the WECS project.

Kohlhaase said the Board of Adjustment has the discretion to not approve the project if they feel it is too dense.

Eighth on the agenda was adjournment. Ashland moved to adjourn. Sackett seconded. The meeting was adjourned at 7:42 p.m.