

DICKINSON COUNTY BOARD OF ADJUSTMENT
Monday, February 24, 2014
7:00 P.M.

The Dickinson County Board of Adjustment met February 24, 2014 at 7:00 P.M. in the community room, Dickinson County Courthouse.

Members Present were Don Oleson, Dennis Jackson, Bob Duncan, Mary Dannatt and Jeff Ashland.

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 Corn Belt Power Cooperative and Earl Sporrer, a conditional use in the N. 300' of the E. 300' of the NW ¼ excluding ROW, Section 20, T98N., R36W., Dickinson County.

Oleson read the description of the conditional use.

All members had viewed the site.

Corn Belt Power was represented by Corie Erickson, Right of Way and Land Supervisor, based out of Humboldt, IA. He passed out a brochure on Corn Belt Power. He pointed out on the map of the Sporrer property a line coming in from the west and north that serves the City of Milford. A line comes in from the south that will go to the switching station. It is not a substation, but to regulate the voltage on the line.

There is a problem with peak summer and fall loads to have a voltage drop on the lines. The switching station will have equipment to open and shut the breakers to keep the power steady. Their company usually buys about 2 acres. There will be a monopole with a dish on it and a control building. The unused land will be used by the farmer.

Duncan asked for details on the fence.

Erickson said it will be a 7' chain link fence with 4 rows of barbs on top. He explained the building would be heated and security on the building with an alarm to the Humboldt office.

Erickson presented a map of Dickinson County showing the locations of Iowa Lakes Electric.

Oleson asked if there were any expansion plans at this site.

Erickson said this is designed only for a switching station. It will be 45' in height with a 9' lighting mast.

Cornbelt Power pays \$20,000 a year in taxes on their lines in Dickinson County.

Jackson asked if they would consider planting some shrubbery to screen the property from the road.

Erickson said yes, they have done that in the past.

Oleson then asked for questions from the public.

Tim Titterington was representing Crewse Properties of Arizona. They own property to the north of the proposed switching station. The family has fixed up their acreage and want to keep their view, and keep everything looking nice. They are just 1/2 mile from the Sporrer property. They want to see it remain agricultural. Also, he asked the actual size of the proposed building. He has seen three plans, all different.

Erickson said it will be 36' x 12'.

Oleson said the only correspondence received was a letter from Crewse Properties in objection. The letter was fed-exed overnight to the Board of Adjustment members. Three received their copy, two did not, but Oleson read the copy in the file.

Dannatt asked about the noise issues and concern of explosive materials mentioned in the Crewse letter.

Erickson said this station has a service transformer that puts out very little noise. The only explosive material is mineral oil. There are more explosives in a vehicle on the road. They have containment for the oil if it should leak and there is a berm around the station.

The board members discussed a stipulation of a green face. They were in agreement for two rows of shrubs 6' – 7' in height.

Discussion followed of where the plantings should be placed to avoid snow drifting.

Duncan moved to stipulate green facing on the north and wrap around some on the west and kept in a healthy, viable condition. Dannatt seconded. All were in favor.

Kohlhaase suggested that Corn Belt consult with the NRCS office as to best placement of the plantings.

Jackson moved to stipulate the conditional use would be in effect as long as it is used as a switching station. If it ceases to be operable, it is to be removed. Duncan seconded. All were in favor.

Ashland moved to vote with the stipulations attached. Duncan seconded. All were in favor. The vote was recorded as all aye.

Oleson read from the vote result form and the statement of zoning compliance deadline.

- 2nd item of new business was election of officers. Duncan moved to keep the existing slate of officers. Dannatt seconded. All were in favor. Don Oleson, Chairman, Dennis Jackson, Vice-Chairman, and Jeff Ashland, Secretary.

Third on the agenda were the minutes of December 23, 2013 and January 20, 2014. Jackson moved to accept the minutes as written. Ashland seconded. All were in favor.

Fourth on the agenda was communications. Lonnie Saunders reported that DeKoter Law Office had advised him they were going to file an appeal of the Board of Adjustment's decision to approve the Al Mohling variance. They had 30 days from the approval which would be January 20, 2014. Saunders hadn't seen the papers yet. He said the process after he receives the appeal is to turn over to the county's insurance company and they do the representation.

Fifth on the agenda was report of officers and committees. Oleson asked about the Northcliff property which they approved for a variance. Kohlhaase said he has seen no activity outside. On the Francis Sites property which Fodness was supposed to do, there has been no activity.

Sixth on the agenda was old or unknown business. There is a possible Monarch Cove application next month.

Seventh on the agenda was other. There was nothing.

Eighth on the agenda was adjournment. Ashland moved to adjourn. Duncan seconded. All were in favor. The meeting adjourned at 7:45 p.m.