

DICKINSON COUNTY BOARD OF ADJUSTMENT  
Monday, February 25, 2013  
7:00 P.M.

The Dickinson County Board of Adjustment met Monday, February 25, 2013 at 7:00 p.m. in the community room of the Dickinson County Courthouse.

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

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

First on the agenda was roll call.

Second on the agenda was new business.

- 1<sup>st</sup> item of business was election of officers. The members agreed to postpone to later in the meeting.
- 2<sup>nd</sup> item of business was Todd R. Roelofsen, Conditional Use, Parcel K, part of NE ¼, NW ¼, Sec. 11, Center Grove Twp.

Oleson read the description of the conditional use application. All members had viewed the site.

Tim Jones, contractor for the project, said Roelofsen wants to build a storage building for motor homes or large boats on this property.

Jim Blum did the survey for Bill Albertsen, the seller of the property to Todd Roelofsen. Mr. Albertsen received a special use permit for boat storage 20 years ago and has been operating that business since.

Blum said Albertsen sold off 3.28 acres, with 2.95 acres outside the right of way.

The utilities: Sanitary sewer is across the road, so they can service this property if necessary. Rural water runs across the front, but there is not water to the existing building, nor do they want it. Electricity would be brought in from nearby existing buildings.

The drainage: Blum said where the building sits in back, drainage comes from the east. .92 acres drains to the Roelofsen property. 8.6 acres comes toward the remaining portion of the Albertsen property. This is a natural watercourse and some of the water gets into the existing building. They will place a small berm 6" to 12" high to divert the water to go down the north side of the existing building. It then goes to the road ditch into a culvert under the road. There are three separate bio retention areas planned. One would be on the south side of the proposed building, and one on the northwest and one on the southwest corner of the existing storage building.

Oleson asked if people driving in are going to have to access across the berm.

Blum said all access will be to the south of the proposed building.

Oleson asked if there was a driveway permit needed for the south entrance.

Blum said there is already an existing driveway on the south. Tim Jones talked with Dan Eckert, County Engineer, with Dave Kohlhaase also present. Eckert said he had no problem with it but it would need to be upgraded.

Robert Bradham said he lives in the first home on the corner. Regarding the existing drainage that goes into the culvert, it should be updated with a concrete culvert instead of the metal one for the extra weight that will be going there.

Oleson asked how many boats could be stored at this site.

Jones said Albertsen told him they fit 80 boats in the existing storage building.

Blum said another 40 could be stored in the new building.

Oleson asked if the new building is going to be for rental also.

Blum said it is planned more for storing large motor homes. He said the road will be 4" crushed rock with gravel over it.

Oleson said he noticed the placement of the new building is hugging the north line. Are they making room to the south for a future storage building?

Blum said the north end is much flatter. He is not sure what the future plans are.

Oleson said in looking at the site plan, the new north property line goes through the deck on the existing antiques building. The deck can't go over the line.

Blum called Bill Albertsen on the phone and put him on speaker. Albertsen said he is going to take the deck off.

Oleson asked the board if they should consider a stipulation that there be no outdoor storage. Discussion followed.

Duncan asked if the water drainage coming off the property goes underneath the highway.

Blum said it will go down to the road ditch to an 18" culvert then to a 24" culvert, just as it does now.

There was no correspondence or phone calls.

There were no more questions from the board. They discussed wording for stipulations to attach to any approval.

After discussion, the following stipulations were proposed:

1. No outdoor storage of any kind on the entire property.
2. The conditional use permit is in effect as long as the building is used for recreational storage.
3. The deck on the antique building is to be cut back into compliance by July 1, 2013.

Robert Bradham commented that he had no problem with the proposed plan. The drainage is going to be fine, but the culvert should be upgraded. He had a question about reducing the speed limit in that area for people that are turning into the storage area. The board said he would have to talk to the county engineer.

Tim Jones was in agreement with the proposed stipulations.

Duncan moved to vote on the application with the stipulations as presented. Ashland seconded. All were in favor.

Vote recorded as all aye.

Oleson read from the vote result form and the construction completion deadline.

Next was election of officers. Jackson moved to keep the present slate of officers which is Don Oleson, Chairman, Dennis Jackson, Vice-Chairman, and Jeff Ashland, Secretary. Dannatt seconded. All were in favor.

Third on the agenda was approval of the minutes of October 22, 2012. Duncan moved to approve the minutes as written. Ashland seconded. All were in favor.

Fourth on the agenda was communications. Kohlhaase reported that the Board of Adjustment had asked the Planning and Zoning Commission to look at writing specific supplemental standards for communication towers allowed under conditional use. He read from a letter to the Board of Adjustment from the P & Z recommending that each application for communication towers be reviewed individually and the Board of Adjustment should apply any conditions to approvals as they see necessary.

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

Sixth on the agenda was old or unknown business. Oleson asked if the Harmelink Construction variance in Monarch Cove ever got done. Kohlhaase said no, but it is started.

Also, Oleson said he had looked at the Roelofsen property on Sunday, and the lot lines were poorly marked. With the snow we had recently, the flags marking the building were barely visible. He suggested that for acreages and in winter conditions, higher stakes and better marking should be required.

There was discussion of using bigger markers in A-1 and R-1 districts. Suggestions were 4' tall markers for the lot lines and 2' tall markers for the building corners. In tall grass or snowy conditions, the building corners may have to be even taller.

After some discussion, Kohlhaase said he would re-write the staking requirements on our variance application and present them at the next meeting for the board to review.

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 8:25 p.m.