

**Dickinson County Board of Supervisors
September 5, 2017**

9:00 A.M. Present are Supervisors Paul Johnson, Mardi Allen, Tim Fairchild, Vice-Chairperson Pam Jordan, and Chairperson William Leupold.

The Pledge of Allegiance was recited by those present.

Meeting called to order by Chairperson, William Leupold.

Moved by Allen seconded by Fairchild, to approve the August 22, 2017 Board Meeting Minutes as presented. Roll call vote: Allen-aye, Fairchild-aye, Johnson-aye, Jordan-aye, and Leupold-aye.

Dan Eckert, County engineer, present, He recommended to open and improve the old road easement of county owned land and upgrade the old railroad bed in Section #2 of Center Grove Township along Hwy M56. An agreement with adjoining landowners could be worked out to swap easements and vacated unnecessary right of way. This would give lake access to the adjoining land owners. The Board decided meet with the landowners before they proceed. No action taken at this time.

Moved by Allen, seconded by Fairchild to abate the property taxes on the following properties all located in Woodley's PMJ Lakeside Home Park Inc. as they have been junked or moved prior to July 2017 due to the sale of the manufactured mobile home park:

APOKS:

0732177708:	MH Junked April, 2017 Owned previously by Pigsley, Eldon and Judy Future 2017 property taxes	
07321778822:	MH Junked March, 2017 Owned previously by Jones, Donald and Tamara 2 nd half of 2016 property taxes: Future 2017 property taxes	\$ 5.00
07321778805:	MH Junked April. 21017 Owned previously by Peterson, Jeffrey and Lana Full year of mobile home taxes Future 2017 property taxes	\$ 14.00
07321778828& 0580265063S	MH Junked March 2017 Owned previously by Winchell, Daniel and Barbara MH-1978 Champion, 30AA81784 title # Full year of mobile home taxes: Full year of 2016 property taxes: Future 2017 property taxes	\$116.00 \$ 36.00
0732177811:	MH Junked September 2016 Owned previously by Grosenheider, John and Barbara Mayrose Partial second half of 2016 property taxes: Future 2017 property taxes	\$ 2.00
0732177814:	MH Junked September 2016 Owned previously by Lake, Andrew Second half of 2016 property taxes Future 2017 property taxes	\$ 1.00
0732177817:	MH Junked March 2017 Owned previously by Wilkens, Paul Full year of 2016 property taxes Future 2017 property taxes	\$ 10.00

0732177830:	MH Junked August 2016 Owned previously by Ackerman, Roger and Tami Partial first and second half of 2016 property taxes: Future 2017 property taxes	13.00
0732177704:	MH Junked April 2017 Owned previously by Benda, Marvin and Joann Full year of 2016 property taxes: Future 2017 property taxes	\$ 96.00
0732177712:	MH Junked April 2017 Owned previously by Felts, Jane and Jack Osborn Full year of 2016 property taxes: Future 2017 property taxes	\$ 28.00
	\$116.00 in mobile home taxes and \$205.00 in real estate taxes = Plus future taxes for 2017 assessment year	\$321.00

Roll call vote: Allen-aye, Fairchild-aye, Johnson-aye, Jordan-aye, and Leupold-aye.

9:30 Time for Rezoning recommendation for approval from the Planning and Zoning Commission for Nicholas Poolman, Jeff Hultgren and Jeremy Jalas, the contract purchasers and Leo Park Jr. the deed holder from A-1 Agricultural District to R-3 Multi Family residential District for Lot 99 exc s'ly trts of Chalstrom Beach, Section 17, Center Grove Township. David Kohlhaase, Zoning Administrator for Dickinson County, gave an orientation of the application, reviewed the process and discussed the Board of Supervisors options. Members of the Board asked questions concerning the zoning change and why it was being requested. At that time the applicant's representative, Brad Beck, Beck Engineering, presented to the Board the development of East Loch Knolls. The development is planned to be a planned unit development. A contract between the County and the developers outlined the specifications of the PUD. The development is planned in phases over a ten year period to complete. Beck explained that this will be a horizontal regime with eight units per acre. The units could be rented daily. Beck stated that he has worked with the issues concerning the development. Fire service, sanitary sewer, utilities, police protection, traffic, roads and drainage. Steve Anderson, Iowa Great Lakes Sanitary Sewer District spoke to the Board about sewer for this project. Allen asked if the district could service this development and Anderson stated yes they could. A large group of citizens were present either in support or against the reclassification. People that signed in, spoke on the matter and a summary of 47 correspondence (43 in support and 4 against including the petition against) were read. After much discussion, it was moved by Fairchild, seconded by Allen to approve the recommendation from the Planning and Zoning Commission for Nicholas Poolman, Jeff Hultgren, and Jeremy Jalas, the contract purchasers and Leo Parks Jr., the deed holder, from A-1 Agricultural District to R-3 Multi-Family residential District for Lot 99 exc s'ly trts of Chalstom Beach, Section 17, Center Grove Township, with the following conditions attached to the original contract that was submitted by the developer including:

1. Wording regarding the Tax Increment Finance request changed to "consider to provide Tax Increment to the developers thru a TIF rebate agreement.
2. Storage units are required to be owned only by the property owners within the development and the maximum number will equal no more than the number of residential units on site.
3. Access to the storage units will be from an outlet within the interior of the development and not access from County roads.
4. Rentals will be no less than seven days.
5. The developer will pay for pressure rated pipe to be run to the development in order to provide fire protection.
6. The Homeowners Association will be responsible for maintenance and upkeep of all drainage facilities.
7. Only nonphosphorous fertilizer being used by the residents of the development.

8. The rate of storm water runoff from the site shall be equal to or less than the rate of runoff from the pre-development 5 year storm.
9. Will grant the Trails Board a 20 foot trail easement with the location to be determined
10. No more than 3 stories high with a maximum of 50 feet including the roof.
11. These ten items above are to be included in the developer's contract with the County when presented to the Board of Adjustment. The rezoning change is contingent upon the Board of Adjustment approval of the PUD

Roll call vote Fairchild-aye, Allen-aye, Jordan-nay, Leupold-aye and Johnson-nay and he also wanted stated for the record:

Long after we are gone future generations must live with this vote today. I am greatly disappointed that you did not recognize the future implications of this high density development. On behalf of your future grandchildren, I must vote No!

Moved by Allen, seconded by Fairchild to approve the recommendation of the Planning and Zoning Commission to amend the Comprehensive Land Use Plan for Future Land Use Map from Public/Civic to Commercial. Recommendation for approval from the Planning and Zoning Commission Association for the east 345.00 of the West 690.00 feet of Government Lot 2, Section 16, located in Center Grove Township. Roll call vote: Allen-aye, Fairchild-aye, Johnson-aye, Jordan-nay, and Leupold-aye.

Moved by Allen, seconded by Fairchild to approve the rezoning recommendation from Planning and Zoning Commission for Leo Parks Jr, contract purchaser, and Lutheran Lakeside Camp Association, deed holder, from A-1 Agricultural District to GC General Commercial District for the East 345.00 feet of the West 690.00 feet of Government Lot 2, Section 16, located in Center Grove Township with the contingency that any wetland mitigation required by local, state, or federal permits for any alterations of the wetland resources on this property must be located within the watershed of East Okoboji Lake preferably within the same sub watershed. Roll call vote: Allen-aye, Fairchild-aye, Johnson-aye, Jordan-nay, Leupold-aye.

The board gave their board and committee reports and non-actionable items were discussed.

There being no further items presented to the board this 5th day of September, 2017 it was moved by Johnson, seconded by Fairchild, to adjourn. All voted aye.

Meeting adjourned to the call of the Chairperson at 3:15 P.M.

_____ William Leupold, Chairperson

_____ Lori Pedersen, Auditor

