

Dickinson County Board of Adjustment  
December 26, 2017  
7:00 P.M.

The Dickinson County Board of Adjustment met Tuesday December 26, 2017 at 7:00 P.M. in the Community room of the Dickinson County Courthouse.

Members present were Delmer Lee, Roxie Reekers, Neil Guess, Jeff Ashland, and Tim Hemphill.

Also in attendance was David Kohlhaase, Zoning Administrator and Lonnie Saunders, Assistant County Attorney for Dickinson County.

Jeff Ashland-Chairman, called the meeting to order at 7:00 p.m. and read the opening statement.

First on the agenda was Roll Call. Ex parte communications were communicated for the record.

Second on the agenda was New Business.

1<sup>st</sup> item of New Business was the Discussion/action on Planned Unit Development recommendation from the Planning and Zoning Commission for Nicholas Poolman and Jeremy Jalas (contract purchasers) and Leo Parks Jr. (deed holder) for Lot 99 EXC S'LY TRTS Chalstrom Beach, Section 12, Center Grove Township.

David Kohlhaase, Dickinson County Zoning Administrator introduced himself to the Board. He indicated that the land consists of 65 +/- acres. The land was zoned A-1 Agricultural, the future land use map identifies this area as future residential. On December 18, 2017 the Planning and Zoning Commission voted 6-0 for approval to make a recommendation to the Board of Supervisors to change the zoning to R-3 Multi Family residential. On December 20, 2017 the Board of Supervisors voted 3-2 to approve the rezoning. On December 18, 2017 the Planning and Zoning Commission voted 6-0 to make a recommendation for approval for the Planned Unit Development, with the following conditions, density reduced to 6.5 units per acre, sidewalks on one side of the road in the front yard and no commercial uses. Planned Unit Development is a conditional principal residential use in the R-3 Multi-Family residential district. The purpose of the development is to encourage flexibility in the design and development of the land and intended to permit diversification within the development. The Board of Adjustment will be acting on the recommendation on the Planned Unit Development including the General Development Plan and the Specific Implementation Plan, the contract agreement. The presentation from the applicant will cover both.

Brad Beck introduced himself and John Hight whom are with Beck Engineering and are representing N&J investments, which is Nicholas Poolman, Jeremy Jalas, and Jeff Hultgren. N&J Investments is purchasing the property from Butch Parks. Mr. Parks signed the application because he the current owner of the property, but he will not be a part of the development team.

Beck said the property is approximately 66 acres and is bounded on the North by 175<sup>th</sup> street, 178<sup>th</sup> street on the South, 240<sup>th</sup> street on the East and Stakeout Road on the West. N&J Investments requested a rezoning from A-1 Agricultural to R-3 Multi Family Residential, they did receive a unanimous recommendation vote from the Planning and Zoning Commission, it was a 6-0 vote, one member was absent. The Board of Supervisors voted 3-2 to approve the rezoning. Regardless of what happens tonight, the property will remain in the R-3 Multi Family zoning district, due to lack of conditions placed on the application. Beck outlined the adjacent zoning surrounding the subject land. Beck stated that a horizontal property regime is one contiguous piece of property with multiple units, it is not a new concept in Dickinson County. The Planned Unit Development is a procedural issue within the zoning ordinance. Beck highlighted the different horizontal property regimes located throughout the County.

Beck stated that one thing that is very important to the development is fire protection. Iowa Lakes Regional Water is generally set up for more rural type settings and have thin walled PVC pipe where a fire engine can pull up and fill the truck up with water, but they cannot pump directly out of the hydrant. However ILRW does have a pressure rated pipe on the West side of

Hwy 71, it is 8" c900 PVC pipe, and water can be pumped directly out of hydrant. They have worked with ILRW and the developers have agreed to pay to bring the pressure rated pipe to the development. Sanitary sewer service will be provided by Iowa Great Lakes Sanitary Sewer District. At the current time they have enough capacity for 150 units to flow to the Southeast. This is enough capacity for Phase 1, and will continue to work with the District during additional phases. At some point they will reach capacity on the Southeast side. At such time the rest of the development will flow west to the center core line on the west side of Stakeout Road. Police protection will be provided by the Dickinson County Sheriff's Office, Town and County will provide garbage disposal. Beck said they are on the edge of the Spirit Lake Fire Department boundary, but after talking with both Spirit Lake and Arnolds Park, realistically if there is a fire, both departments will respond. In addition to the storm water wetlands, they will provide 8" inch soil quality restoration for all of the green spaces to allow more water to soak into the soil. After the soil quality restoration, within the interior road ways, they will have 2" curb and storm sewer system to funnel all storm water to storm water detention wetlands, they will have enough detention for 100-year storm. The post development run off cannot and will not exceed pre development runoff for anything including and greater than the 5-year storm. The detention facilities will be constructed and maintained by the Home Owners Association. The developers added an additional ingress/egress in phase 2 so they are not relying solely on the one entrance/exit in phase 1. They have worked with Dan Eckert, and according to his email, there will not be a significant negative impact on the traffic and he has approved the entrances and exits. They have looked at the traffic count near Bridges Bay Resort, they used the DOT traffic maps from 2003 to 2015, and the traffic count west of bridges bay increased by 820 vehicles per day. The developers have agreed to a 20' feet recreational trail easement on the North and East side of the development and will dedicate that to the Iowa Great Lakes Trails Association. An important factor of this project is what impact this project will have on the lake verses what we have right now. Currently the land to the East is a tillable field as well as agricultural uses to the North. John Wills from the Clean Water Alliance, used his soil loss calculator and there is approximately 23 tons of sediment leaving the site each year, after construction of the extended detention wetlands, the number will be reduced to approximately 2 tons per year, which is about a 90% removal rate. Along with the sediment, 70 lbs. of phosphorus per year flows into the lake allowing for significant amount of algae growth. Between the soil quality restoration, extended detention wetland, and all of the clean water things they are doing, the project will have a significant positive impact on the lake. The developers have worked with Northwest Bank and Steve Hallgren regarding the affordability of the units. Steve Hallgren provided information from Housing and Urban Development (HUD) regarding the affordability of the proposed units. They used the data from the bank as well as HUD and found the price point they are looking at for the units is considered affordable in Dickinson County. In addition, with the expansion of Grapetree, Safeco, and possibly a small manufacturing company, over 400 new jobs will be created and housing developments take some time, but this development will allow those people to live here and support our local community. The original density was 8 units per acre maximum, the developers reduced that to 7 units per acre with this application, and after working with the Planning and Zoning Commission, reduced the units to 6.5 units per acre, that is roughly 30% of the maximum density in a R-3 Multi Family zoning district. The economic impact from the development at full build out will be approximately 1 million dollars per year in property tax revenue. Also \$180,000.00 per year will go towards the County road fund, with no additional new roads to maintain.

Beck then went through the Development Plan agreement, the agreement between the County and the Developers. Then he outlined the Specific Implementation Plan. Section 1, Area Covered, Developers, and Form of ownership. Section 2, Principal Permitted Uses, Residential Uses are the existing allowable uses in the Zoning Ordinance. The Commercial Use of a restaurant was recommended to be struck from the agreement by the Planning and Zoning Commission. Section 3, Permitted Accessory Uses and Structures, garages can only be owned by people within the development, access to accessory units will only be accessed from within the development, also addressed was amenities complimentary to the development, i.e. pools and tennis courts. Fences within the development shall be no taller than 6' feet and finished the same on both sides. Section 4, Bulk Regulations, perimeter setbacks, side yard setbacks are greater than the existing ordinance, outlined setbacks within the development. The maximum height will be 3 stories with 50' feet max. Section 5, Density, 6.5 units per acre. Section 6, Residential Rental, rental period was changed to 30 days or greater and matches the current zoning ordinance. Section 7, Drainage Requirements, development will incorporate low impact development features. There will be two layers, the soil quality restoration and the extended

detention wetlands. Detention facilities will be constructed to outlet at a slower rate over a period of time. The rate the storm water leaves the site post development must be less than the rate of a 5-year storm pre development. Section 8, Street Development, there will be a minimum width of 24' feet, and per the Planning and Zoning recommendation, the development will have sidewalks constructed on one side of the street in the front yard. The sidewalks on one side of the road addressed a safety concern, but kept the impervious surface to a minimum. Section 9, Utilities, public sanitary sewer mains shall be installed throughout the development meeting the applicable standards of the Iowa DNR. Sanitary Sewer will have enough capacity in the Southeast for Phase 1, and then they will evaluate the capacity and determine when they will need to flow to the core line, West of Stakeout Rd. They will need to get individual permits from the Iowa DNR for each phase of development; the construction permits are only good for one year. The DNR does not have nor allow a blanket permit for the entire development. They will continue to work with the Sanitary Department through this process. Public water will be provided by Iowa Lakes Regional water, and pressure rated pipe will be brought to the development by the developers for fire protection. Electrical will be provided by Alliant energy. Section 10, Environmental Protection, All NPDES permits will be obtained and followed. Section 11, General Landscape Treatment, as the area is developed; they will seed/sod/mulch the areas. Section 12, Development Schedule, development is planned for the Spring of 2018 with approximately 30 structures built per year. Further agreements, the Board of Supervisors will consider Tax Increment Financing, it would be a TIF rebate agreement, the County would not be asked to put up any funds for the infrastructure. If approved, a portion of the increased tax revenue would go back to the developers for a period of 10 years or until the infrastructure is completed. They also agree to not voluntarily annex into any city.

Beck went through the Dickinson County Zoning Ordinance, Article #21, Conditional Uses and outlined how they have satisfied each item required for the approval of the Conditional Use application. The use fits the comprehensive land use plan, since the rezoning was approved, the land is now zoned R-3 Multi Family Residential, and a Planned Unit Development is an allowable conditional use within that district.

Ashland opened meeting for questions from the Board

Guess asked about the density of phase 1 individually.

Beck said that there are 62 units, he does not have the calculations for density in just that area, but it is one of the less dense phases.

Guess said traditional R-3 zoning for single family is 7000 sq. ft. per lot, if you add half of a public street, you get up to 7500 to 8000 sq. ft. per lot, that would be roughly 5 units per acre. He is just trying to compare to see how dense phase 1 is.

Beck said that there are different requirements within the multifamily district; the minimum sq. ft. per unit is 2,000, so the maximum density is 21 units per acre.

Kohlhaase said without taking roads into consideration, 7,000 sq. ft. with 50' feet of width is minimum requirements for the R-3 single family and duplex, after calculations that rounds to approximately 6.3 units per acre. If one builds just multifamily they need a minimum lot area of 10,000 sq. ft. and then 2000 sq. ft. per unit, which is approximately 22 units per acre on this site.

Beck said the Planning & Zoning felt the 6.5 units per acre was close to what is allowed for the single family and duplex in the R-3 district.

Guess asked about the agreement for sidewalks on one side of the road way. Will the developer adjust the setback to the back of the walk, or will you leave it at the edge of the curb.

Beck said they want to still have at least 20' feet from the garage to the sidewalk for off street parking.

Guess asked if sidewalk will be attached to the curb line.

Beck said they have not decided that for sure, it was not a requirement from the P&Z. If the sidewalk is attached it leaves more room for parking, detached requires more room for the driveway, which means an increase in impervious surface. They wanted to balance the environmental impact but address the the safety concerns.

Guess said if the sidewalk is detached, will you make sure there is still room between the back of the garage and the back of the walk, the setback could be deeper.

Beck said it could be. Right now, they have 25' feet from the road. They will have two off street parking spaces in the garage and two in the driveway.

Guess asked about common overflow parking, he did not see any in Phase 1

Beck said the first overflow parking is in Phase 2, and 2 more to the west.

Guess said there are concerns about the rear yard setback to the neighbors to the south, have the developers considered going to a deeper rear yard setback.

Beck said that in addition to a 25' feet setback to the neighbors to the South, the developers will construct a 6' foot fence along the South lot line, the development will be masked from the neighbors.

Guess asked about a berm.

Beck said that a fence would be better than a berm.

Guess said the units would sit higher on the ground than those to the south.

Beck said that the soil quality restoration area will allow for the water to soak into the ground, then those areas will flow towards the street and the water collected will be stored in the wetland detention areas.

Guess asked if the rear yard storm water will flow towards the street.

Beck said the rear yards of the grass will drain to the South. The new impervious surface will drain to the street.

Guess said that you will have areas to the South that will not have controlled drainage.

Beck said that it would just be the green space.

Guess said that you will do the amended soils on the green space.

Beck said yes, the amended soils will allow storm water to soak in the first inch and a half of run off on all of the sites, which would be a huge improvement from where they are at now.

Guess referenced the letter from the Iowa Great Lakes Sanitary Sewer District, and he understood there was more discussion after they received the letter, was there anything else in writing from the district.

Beck said that have an email from Steve Anderson, who is present at the meeting tonight.

Guess said he just wanted confirmation from Anderson that everyone is on the same page.

Beck said that he can go through things again and asked Anderson to correct him, if he misspoke. The Sanitary Sewer District said 154 units can currently flow to the Southeast to the Lock Knolls lift station. The Sanitary district does not reserve capacity for anyone, that is the policy. So phase 1, there is enough capacity for the first 62 units to flow Southeast. As it currently sits, Phase 2 would be fine and a portion of Phase 3. Sanitary District is working with City of Spirit Lake on some improvements to the lines. If someone upstream creates a development before we do, then there will be less capacity available. If that were to happen it would be the developers responsibility to get the sanitary sewer to the west center core line, where there is capacity for the whole development. Anderson did not make any indication to Beck that he misspoke.

Guess asked about drainage and the rate of rainfall for a 5-year storm.

Beck said he did not have that rate, but a 100-year storm is 7" inches of rain in a 24-hour period.

Guess asked if they looked at the downstream culverts and channels.

Beck said they looked at all downstream outlets.

Guess stated the release would not exceed the outlet capacity.

Beck said that is correct, at all 3 locations.

Guess asked about the trails, and if the trail board indicated when they will build those trails.

Beck said they do not have a timeline currently, but they have an easement reserved when they are ready.

Guess asked about the direction of the trails.

Beck said that the trail will go East across the North side of the property and then South along the East side to try to stay away from 175<sup>th</sup> St., but there is language that allows for another mutually decided upon area, should everyone agree to a different location.

Guess asked if the trail easement was outside of the County right of way and would it be integrated throughout the site.

Beck said the easement is on private property and out of the right of way, the trail will only be on the North and East side, everything within the development will be sidewalks.

Guess asked if they checked to see if there are any delineated wetlands on the site.

Beck said that they have done some preliminary checking, but they have not had a formal wetland delineation done at this time. Everything on the East side is tillable farm ground. They will have one done prior to additional phases.

Guess said according to the NRCS and the National Wetland Inventory, there could be one there. He also would like the woodland area left alone.

Beck said that they will do everything they can to preserve the perimeter trees.

Guess asked if rural water connection was looped.

Beck said that they will not have a looped water circuit all the way back to the west side of Hwy 71, the rural water service would be designed by their engineers. ILRW had their engineers look at the preliminary layout and they did not come back with a line parallel to the first to create a loop.

Guess said if there is a water main break in the system, the development will be completely out of water.

Beck said that it would be up to them to ILRW to provide an emergency connection. There are other connections in the area, but the developers are not using those facilities because of the thin walled PVC pipe.

Guess said that one must be concerned about the single feed into the site.

Beck said that is not a system that they are able to design. It would be up to regional water, but the developers could make a request to have an emergency connection to the South.

Lee asked if the West side of the property drains to DD22.

Beck there is a small portion on the NW that drains to DD22. Majority of the development drains to the center and East wetlands, which is not a part of DD22.

The Board was finished with their preliminary questions.

Ashland opened the meeting to the public, and imposed a 3-minute time limit due to the amount of people who would like to speak.

Paul Johnson 1329 Summer Circle: concerned taxpayer, concerned about present and future generations, 500 people living on 178<sup>th</sup> street will be directly affected by the PUD, protect quality of life.

Lee Dahl 24097 178<sup>th</sup> St: concerned about the trails easement, and concerned about sanitary sewer going to Lock Knolls.

Bertie Bergeson 23730 178<sup>th</sup> St: lives directly South of the development, concerned about roads, density, the need not supported by market study, not a reasonable time frame for full build out,

lack of staff oversight, taxes for roads, request a South berm, 6' foot fence along south property, move the South entrance to the North.

Jamie Hunter, Lawyer, 301 E. Walnut St, Des Moines: Comparison to Bridges Bay, no P&Z minutes to review, developers made changes to plan, County violated state and local laws, public is shut out, request to continue the meeting, inconsistent with the comprehensive land use plan.

Windy Vaubel 1601 Chalstrom Beach #203: Concerned about density, drainage, street & fire safety, require public streets and bulk regulations, problem with horizontal property regime, asked about maintenance and management, PUD-flexibility-want each phase approved at such time.

Cindy Brewer 1611 Chalstrom Beach #203: Concerned about density, population of development could be 1672 people, double the population of Okoboji, huge concerns about breaking ground in Spring.

Marjorie Muller 1605 Lakeshore Dr: New plan density equals 20 people per acre, larger population than City of Lake Park, 30 day rental widely violated and an unenforceable rule, concerned about road and lake traffic.

Scott Reynolds 1206 30<sup>th</sup> Street: Support, positive local developers, they've listened and addressed concerns and requests, they are not out of state builders, local contractors, responsible development, applaud local jobs, do not stifle community growth, increase housing options.

Todd Fine 1306 35<sup>th</sup> Street: Favor of development, thinking of future generations, growth is the only way my children and grandchildren will be able to stay here, positive local developers.

Antonia Camozzi 3809 Lakeshore Dr.: the quality of the water is what attracts people here, concerned about density, stretches everything we have here and we have a lot to lose.

Jon Clausen: 23819 178<sup>th</sup> Street: Widen the streets, sidewalks on both sides, and spread the housing a part, traffic concerns on 178<sup>th</sup> street, difficult to back up boat into driveway, safety, prevent heavy traffic and construction trucks on 178<sup>th</sup> street.

Keith Steffens 1611 Chalstrom Beach Road: Housing is not the concern, concerns are density, lot size, drainage, do not need a PUD to build affordable house, referenced Paul Johnson about population and Pam Jordan about lack of staff oversight, feels the zoning commissioner has a close family friendship with a one of the developers, and should be addressed in the conflict of interest policy, Supervisors who voted for rezoning do not live in the area, traffic, noise, violates the 90 day waiting period, BOA rule #12.

Cindy Steffens 1611 Chalstrom Beach Rd: Area not zoned as a resort area, compared to Bridges Bay, misrepresent the green space and family friendly area, lack of staff for oversight, especially Sheriff and County Attorney's office, consult with outside engineers.

Seth Hellenga 3005 Zenth Ave: Affordable housing, provided letters to the board regarding the new job creation. This is move up housing, and people want to upgrade, busy families, no worries about lawn and snow maintenance, positive character reference for Beck and developers.

Chris Spaeth 1061 27<sup>th</sup> St: Works for Energy Panel Systems: Lack of jobs and housing options for people in this area, this development will allow more people to get to the area.

April Poolman 3809 Stover Ave: Change is hard and inevitable, facts alleviate fears, plans have evolved, attract different types of families, dedicated to preservation of lakes, care deeply about the County.

Butch Parks: Passionate about Dickinson County, want people to come to the area, found the people he wants to sell the land to, it is a changing time, need opportunity, be excited about change, positive character reference for developers and Beck.

Don Cerwick 22813 & 23814 178<sup>th</sup> street: Development in backyard, those who live in the area are saying no to the PUD, but are in favor of development, concerns about density, can this area support this amount of concentration.

Ed Myer 23838 178<sup>th</sup> Street: Concerned about drainage and snowmelt, fence will not stop it, density, vote on development in phases not all at once.

Charlie Lessler 140 Rohr St: Positive character reference, people afraid of growth, without community expansion the County will lose the younger generations to the larger communities.

Tyler Lynn 908 26<sup>th</sup> Street: Lack of affordable housing, great amenities, competitive price point, support local contractors.

Stacy Tegtmeier 1312 Fargo Ave: Support for development, great addition to the area, would like to see the community grow.

Phil Peterson 2305 Holiday way: Concerns about density, sanitary sewer service, rural water concerns, difficult to look 10 years into the future suggest to only approve Phase 1.

Alex Wiertzema 15103 252<sup>nd</sup> Ave: Positive character reference, positive impact on local businesses, great effect on the area and younger generations, affordable housing.

Pam Jordan 2504 Keokuk Ave: Lives and rate payer in DD22, puzzled about the effect the development will have on DD22, other horizontal property regimes in area are not near the scope that this development will be, developers claim there is no capital outlay for the County, however the County will need to hire attorneys for the TIF and that will run between 7 to 10 thousand dollars, request to approve in phases if approved, require drainage or wetland delineation before construction begins, request a performance bond, wants the drainage plan verified by independent engineer, deny application as presented.

Bruce Osher 24315 178<sup>th</sup> St: Soil quality restoration area, organic material will oxidize and disappear, need to continue maintenance and oversight about cleaning the dentition areas, not sure the development will help any of the lake problems.

Neil Slater 1013 Brooks North Ln: The density claim bothers him because Chalstrom Beach has approximately 72 units in one area, questions how many are full time people who are trying to quote Okoboji's population, outside storage area to the north of Chalstrom Beach would be considered a commercial use in most cities and areas in Iowa.

George Carlson 16724 255<sup>th</sup> Ave: Local business owner, welcome this opportunity to the area, exciting business opportunity for the area, vote yes for the development.

Adria Whiting 2906 Pinewood: Support for development, quality housing, amenities, housing affordability, healthcare infrastructure will deteriorate in the lakes area without growth.

Correspondence was read by Megan Kardell.

Ashland asked if the applicant would like to address any voiced concerns.

Beck said the plan is different because the developers are listening. They're listening to the neighbors, boards and crowd, no matter what they do, not everyone will be satisfied. The plan is changing; the applicants have made 14 concessions. Beck outlined the concerns from the people and concessions from the applicants. The Boards and Commission wanted the concept of all of the phases, material further ahead of the meeting for review, a trail easement, an additional entrance and exit. They provided the concept for all phases, worked with the County office to have a PDF to send information electronically, added trails easement, worked with County Engineer on entrances and exits. They met with Chalstrom Beach residents, their main concern was short term rentals, the developers removed short term rentals and now the development is consistent with the rest of the County. The second concern was density, the current plan is 99 units less than what was originally proposed, that is a huge compromise, it is roughly 30% what is allowed. They will do whatever they can to minimize the removal of perimeter trees. Beck said that traffic on 178<sup>th</sup> street is not something they can control, but will support anything the County does to limit the traffic. Outlined the items the Supervisors addressed with the first application such as garages, accessory structures, all accesses to County road will be from interior roads, not individual driveways, brought pressure rated pipe, association will be responsible for upkeep and maintenance of drainage facilities, and height restrictions. Outlined the concerns from the Board of Adjustment after the first application, short term rentals, which was removed, density, which has been dropped by almost 100 units, additional entrance/exit in Phase 2, get the material ahead

of the meeting, make the presentation more visual for the audience. When they went back to the Planning and Zoning Commission this time, they wanted and we added sidewalks on one side of the street, removed the commercial use, and reduced the density. They have tried to listen, and to bring a plan that is a compromise. The Board of Supervisors did follow the approval recommendation for rezoning to multifamily; this is a superior plan than other options. This is a uniform plan with uniform control; they do not want any other unintended consequences. The density is roughly 29% of what is allowed. As they have gone through this process, they have consulted with everyone involved and have done outside research. They feel they have brought forth a responsible development. As far as Economic impact, the Assessor's Office has estimated roughly one million per year for tax revenue at full buildout, and \$180,000.00 dollars per year for the secondary road fund. This is an amazing opportunity in front of us, this is the type of project is being incentivized and what people are excited about.

Ashland closed the public meeting.

Guess asked for clarification regarding the 90-day application time period for the Board of Adjustment rule.

Kohlhaase said there has been a determination that the concern is not valid because this is a new application. He has consulted with Assistant County Attorney Lonnie Saunders and he concurred with the determination.

Guess said that he feels there should be two separate motions, one for the General Plan and one for the Specific Plan.

Saunders said that it is okay to do it that way.

Discussion between the Board and Applicant regarding drainage, rear yard setbacks, rear yard berm, fence, off street parking, off site storage, traffic problems, DOT traffic counts, roadways, density maximums on different phases.

Lee motioned to approve the General Development Plan and stipulates an earthen berm, landscape screen, on the south side of the property adjacent to platted lots. Hemphill seconded the motion.

Vote recorded 4-1 approval for the General Development Plan. Reekers, Lee, Hemphill, Ashland-Approve, Guess-Deny.

Guess moved to approve the specific implementation plan for phase 1 only. Seconded by Hemphill.

Procedural discussion.

Guess withdrew the motion.

Lee motioned to approve the specific implementation plan for all 5 phases, with the stipulation of an earth berm on the southern portion of the property near the adjacent property owners. Seconded by Reekers.

Vote recorded as 3-2 approval of the Specific Implementation Plan. Reekers, Ashland, Lee-Approve. Guess, Hemphill Deny.

Third item on the agenda was Old Business. There was none.

Fourth item on the agenda was the approval of the Minutes from September 25, 2017. Guess motioned to approve. Reekers seconded the motion. All were in favor.

Fifth item on the agenda was Communications. Mike Ehret with the Dickinson County 911 and Emergency Services has an application for variance for a Communications tower. Lee, Hemphill and Ashland will not be present at the January meeting. Due to lack of quorum there will not be a meeting in January. Lack of quorum in February. We will consult with the applicant and look at his time frame and communicate with the Board and possibly look at calling a special meeting with approval from the Chair.



Sixth item on the agenda was Report of Officers and Committees. There was none.

Seventh item on the agenda was Unknown business. Kohlhaase said there has been some criticism regarding meeting dates, as you know the meetings are set a year in advance, and due to meeting on the fourth Monday of the month we will encounter this problem next year as well.

Eighth item on the agenda was Adjournment. Guess moved to adjourn, Hemphill second the motion. All were in favor.

(For more information, see recording BOA 12 26 17)