

MINUTES

The Iron County Comprehensive Planning/Land and Zoning Committee met at the Courthouse on Tuesday September 16, 2014. The meeting was called to order at 3:00pm by Chairman Kichak. Proper publication was established.

Committee members present: Jim Kichak, Brad Matson, George Nasi, Vic Ouimette, and John Smith. Also present was Zoning Admn Bergman and Joe Pinardi County Board Chairman.

Motion by Nasi/Matson to approve the minutes from 8/19/14; carried 4-0.

Conditional Use Hearing – Darrell and Erin Marconi – Allow the construction of a 16' x 16' accessory building in an F-1 (Forestry) zoned District located in part of the SE ¼ of the SW ¼, Sec. 11, T45N, R2E, Town of Carey (site address is easement off of W. Island Lake Road). Town board approval was received. Motion to approve by Matson/Smith; carried 4-0.

Conditional Use Hearing – Greg and Lianne Dunham – Allow the construction of a 48' x 26' accessory building in an RR-1 (Residential Recreation) zoned District located in part of the NE ¼ of the NE ¼, Sec. 29, T41N, R3E, Town of Sherman, Lot 4 of CSM 95 (site address is 4161W Hanks Road). Town approval was not received. Motion to table until Town approval is received by Matson/Smith; carried 4-0.

Conditional Use Hearing – Terrance Peters – Allow the operation of a non-metallic mine site in an F-1 (Forestry) zoned District located in part of the SE ¼ of the NE ¼, Sec. 7, T46N, R1W, Town of Saxon, (site address is Hwy 122). No public comment. Bergman explained that the reclamation plan is good. It is the plan to only disturb 3 acres at a time. When moving to the next 3 acres the previous will be reclaimed. Mr. Peters added that they are looking for rip rap and medium size cobble. Town approval was not received. Motion to table until town approval is received by Matson/Nasi; carried 4-0.

Conditional Use Hearing – Leo Zalaznik – Allow the construction of a 40' x 36' accessory building in an RR-1 (Residential Recreation) zoned District located in part of GV Lot 3, Sec. 30, T44N, R4E, Town of Oma, (site address is 7785N Quill Point Road). Town approval was not received. Motion to table until town approval is received by Matson/Nasi; carried 4-0.

Conditional Use Hearing – Todd and Sheri Schlitt – Allow the operation of a tourist rooming house in an RR-1 (Residential Recreation) zoned District located in part of the NE ¼ of the NW ¼, Sec. 22, T41N, R3E, Town of Sherman, (site address is 3511W Hwy 182). Town approval was not received. Motion to table until Town approval is received by Matson/Smith; carried 5-0.

Conditional Use Hearing – Greg Geiszler – Allow the construction of a 56' x 36' accessory building in an RR-1 (Residential Recreation) zoned District located in part of GV Lot 2 and part of the SW ¼ of the NE ¼, Sec. 16, T42N, R3E, Town of Mercer, (site address is just north of the Popko Circle East and Wilson Lake Road intersection). Town board approval was not received. Motion to table until town approval is received by Smith/Ouimette; carried 5-0.

Rezone Hearing – Dennis and Shyanne Gulan – Rezone from an F-1 (Forestry) zoned District and a C-1 (Commercial) zoned District to an R-3 (Rural Residential) zoned District, part of the NW ¼ of the SW ¼, Sec. 4, T45N, R2E, Town of Pence, to bring the property into zoning compliance. Site address is 11804N Spring Camp Road. Town approval was received. Motion to approve by Smith/Nasi; carried 5-0.

Rezone Hearing – Paul Mrdjenovich – Rezone from an F-1 (Forestry) zoned District to an R-3 (Rural Residential) zoned District, part of the NW ¼ of the NE ¼, Sec. 24, T45N, R2E, Town of Carey, to bring the property into zoning compliance. Site address is 10903N Kuusisto Road. Town approval was received. Motion to approve by Nasi/Ouimette; carried 5-0.

Rezone Hearing – Dean Bettinger – Rezone from an F-1 (Forestry) zoned District to an R-3 (Rural Residential) zoned District, part of the SW ¼ of the NE ¼, Sec. 21, T46N, R2E, Town of Kimball, to bring the property into zoning compliance. Site address is access by easement on grade from Defer Road. Town approval was not received. Motion to table until town approval is received by Ouimette/Smith; carried 5-0.

1-Lot CSM – Gregory and Jennifer Geiszler – Review a 1 Lot CSM by Wilderness Surveying covering lands in part of GV lot 2 and part of the SW ¼ of the NE ¼, Sec. 16, T42N, R3E, Town of Mercer. Site address is just north of the Popko Circle East and Wilson Lake Road intersection. Bergman stated that it meets all zoning requirements. Motion to approve by Ouimette/Smith; carried 5-0.

1-Lot CSM – Paul and Diane Urner – Review a 1 Lot CSM by Maki Land Surveying covering lands in Part of GV lot 2, Sec. 1, T42N, R2E, Town of Mercer. Site address is 4635N No Name Road. Bergman stated that it meets all zoning requirements. Motion to approve by Nasi/Matson; carried 5-0.

4-Lot CSM – Dale Akers – Review a 4 Lot CSM by Maki Land Surveying covering lands in part of the SW ¼ of the NE ¼, Sec. 13, T47N R1W, Town of Saxon. Site address is 9830W County Highway A. Todd Maki of Maki Land Surveying explained that the 40 acres is owned by four people and they want to split it officially so each person get a piece. Bergman stated that it meets all zoning requirements. Motion to approve by Matson/Smith; carried 5-0.

Discussion of Van Epern Driveway – Bergman recalled the issue and stated he contacted Corporation Counsel as the Zoning Committee had suggested. The letter from Michael Pope explained that the Highway Department has the right to remove some or all of the driveway. Bergman explained that Pope suggested the Highway Department send one final notice to Van Epern giving him a final opportunity to come into compliance before they go to remove the driveway.

Review of 2015 Zoning Budget – Bergman explained that the budget is very close to last years with a few changes, such as office supplies and compensation for insurance. Bergman also explained that there are some big projects coming up such as the Shoreland Zoning and Non-Metallic mining program update but most of them are already funded from grants and previous general funds that were budgeted. Ouimette questioned the legal fee for the mining ordinance. Bergman explained that the lawyer fees come out of the county's general fund. Smith asked what our part in funding a Sanitarian position might be in the future. Bergman replied that at this time the Health Department has all the funding to employ the position but in the future as we revamp our septic maintenance program we may be able to kick some of the program fees toward the position of Sanitarian. Motion to approve and send on to the County Board by Smith/Ouimette; carried 5-0.

Administrator's Report – Bergman explained that he has done some more research into the tourist rooming house issue in Sherman. It is advertised to be a 5 bedroom and can sleep 16 people. Neighbors have stated that there have been as many as 19 people. From a zoning standpoint we can't really deal with the noise, parking problems, and extra traffic on the road and lake. However it is our issue if the system is sized for a 3 bedroom and the house has five. Bergman explained that he will look further into this and work to get it resolved. Kichak suggested that the Town of Sherman look at creating a yearly permit for tourist rooming so that they have the ability to review each rental each year.

Nasi asked for an update on the Pete Giovanoni property and solid waste issue. Bergman responded that most everything is cleaned off of Iron County land and onto Giovanoni's land. However in this case all needs to be removed from the floodplain as well so he does still have work to do. He has had almost an entire year to remove everything. If he needs an extension he needs to talk with the DA.

Ouimette questioned the current state of the mining ordinance. Bergman stated that it is on hold and referred to Pinardi as to why. Pinardi stated that we have stopped until GTac resumes exploration and testing so the county saves on legal fees. Pinardi stated that GTac can't move along until their Hydrology tests are completed anyway and at that time we will continue with the process.

Public Comment – None.

Approval of Bills – Motion by Ouimette/Matson to approve the bills; carried 5-0.

Set Next Meeting Date – Tuesday, October 21, 2014.

Motion by Nasi/Ouimette to adjourn; carried 5-0.