

## MINUTES

The Iron County Comprehensive Planning/Land & Zoning Committee met at the Courthouse on Tuesday, September 15, 2009. The meeting was called to order at 3:00 p.m. by Vice Chairman Lambert. Proper publication of the meeting was established.

Present: Committee Members Lambert, Innes, & Smith (Kichak arrived several minutes late).  
Absent: Wiita. Also present: Zoning Admn Tom Bergman.

Motion by Innes/Smith to approve the minutes from the 8/18/09 & 8/25/09 meetings; carried 3-0.

Conditional Use Hearing – Elaine Wickline – Allow the construction of a 50' x 36' three stall garage on Lot 7, County Plat of The Meadows, located in Sec. 7, T43N, R4E, Town of Mercer. Town Board approval was received on the condition that this building not be used for a commercial business or for human habitation without proper permitting and inspection. Motion by Innes/Smith to approve the application with the Town of Mercer stipulations; carried 3-0.

Conditional Use Hearing – Mark Engelbreth – Allow the construction of a 30' x 50' metal storage building on lands located in part of Gov't Lot 18, Sec. 8, T41N, R3E, Town of Sherman (site address is 1899N Boot Lake Road). Town Board approval was received. Motion by Lambert/Smith to approve; carried 4-0.

Conditional Use Hearing – James Sertich – Allow the construction of a 30' x 38' garage on lands located in part of the NW-SE, Sec. 26, T46N, R2E, Town of Carey (site address is 12610N South Carey Drive). Town Board approval was received. Motion by Smith/Innes to approve; carried 4-0.

Conditional Use Hearing – Grant & Jack Gustafson – Allow the construction of a 30' x 46' accessory building on lands located within a forestry district described as part of the NE-NE, Sec. 6, T46N, R2E, Town of Kimball (site address is 14521N River Road). Zoning Admn Bergman explained that the subject parcel is a one acre parcel that is currently zoned forestry; however, all of the surrounding properties are zoned agricultural. Following a lengthy discussion, the Committee agreed that the zoning district classification was probably an oversight and the property should be zoned agricultural. The Committee agreed that this application should be changed to a rezone hearing and the County would waive the fees for the hearing. The rezone hearing will be placed on next months' agenda for approval.

Rezone Hearing – Peter Eisner – Rezone from an F-1 (Forestry) District to an RR-1 (Residential Recreation) District, a parcel of land located in part of the SW-NW, Sec. 1, T42N, R2E, Town of Mercer, to allow the construction of a cabin. Town Board approval was received with the condition that this building not be used for a commercial business or for human habitation without proper permitting and inspection. Motion by Lambert/Innes to approve; carried 4-0.

Certified Survey Map – Dale Pillsbury – Jim Rein of Wilderness Surveying presented a 2 lot csm covering lands located in part of the SE-NW, Sec. 29, T41N, R3E, Town of Sherman. Zoning Admn Bergman noted that both lots meet the dimensional requirements of the ordinance. Motion by Lambert/Innes to approve; carried 4-0.

Certified Survey Map – WDOT – Todd Maki of Coleman Engineering presented a 2 lot csm covering lands located in part of the NE-SE, Sec. 14, T46N, R2E, Town of Kimball. Todd Maki explained that outlot 1 is landlocked, and the map contains a notation that outlot 1 is to be sold to the adjacent owner only. Todd Maki explained the state statutes indicate that any restriction shown on a plat becomes valid upon recording of the plat. The state statutes also indicate that outlots do not need access to a public street. Motion by Lambert/Smith to approve; carried 4-0.

Zoning Revision Project – Jason Laumann from Northwest Regional Planning Commission appeared before the Committee to give an update on phase 2 of the zoning revision project. Mr. Laumann explained that phase 1 of the project identified inconsistencies in the ordinance, and phase 2 will entail taking those inconsistencies and drafting new ordinances to fix the inconsistencies. Zoning Admn Bergman will be working with NWRPC through the winter on phase 2 of the project.

Accessory Dwellings – Discussion was held regarding accessory dwellings. The Committee agreed that when the square footage of the total footprint of the proposed structure is taken into account, and that total square footage exceeds 1000 square feet, a conditional use hearing is required (verses separating the square footage of just the accessory portion of the structure from the square footage of the proposed living space). Also, all accessory dwellings must be inspected by the uniform dwelling code inspector because they have sanitation.

Bills – Motion by Innes/Smith to pay the bills; carried 4-0.

Next Meeting Date – Tuesday, October 20, 2009 at 3:00 p.m.

Motion by Lambert/Innes to adjourn; carried 4-0.