

Zoning Commission Minutes

**June 30, 2011
3:00 pm**

Chairman Russ Hoff called the meeting of the Stark County Zoning Commission to order. Members present were Russ Hoff, Jay Elkin, Larry Messer, Sue Larsen, Duane Grundhauser, Leo Kuntz and Chuck Steffan, Gene Jackson and Joe Frenzel were absent. Also present were States Attorney Tom Henning, Zoning Director Diane Brines and Auditor Kay Haag.

Jay Elkin made a motion to approve the minutes from the May 6, 2011 meeting. Larry Messer seconded. All voted Aye and motion carried.

Chairman Hoff opened the public hearing on a request from Roger Richard. The request was for a Conditional Use Permit for two RV hookups. The location being in the SE4, Section 15, Township 139, Range 99. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to recommend to the Stark County Board of Commissioners the approval of a one year Conditional Use Permit for Roger Richard. Duane Grundhauser seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from Morris J Bang and Gerard and Deborah Geiger. The request was for a zoning change from Agricultural to Residential/Agricultural for Lots 1-8 Block 1, Lots 1-4 Block 2 and a zoning change from Agricultural to Residential Low Density for Lots 5-21 Block 2, all of Blocks 3, 4, 5, 6, 7 and 8. The location being 320 acres located in the S2 of Section 29, Township 139, Range 97. The proposed plat is to be known as White Butte Subdivision. Chairman Hoff asked for anyone to speak for or against the zoning change. Kari Praus, Ken Kudrna, Darlene Praus and Brian Janke spoke against the zoning change. Chairman Hoff closed the public hearing.

Chuck Steffan made a motion to recommend to the Stark County Board of Commissioners the denial of the zoning change from Agricultural to Residential/Agricultural and Agricultural to Residential Low Density for 320 acres for Morris J Bang and Gerard and Deborah Geiger. Duane Grundhauser seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing for John Klein. The request was for a zoning change from Agricultural to Industrial for a water loading facility. The location being approximately 8 acres located in the SE4 Section 32, Township 140, Range 94. Chairman Hoff asked for anyone to speak for or against the zoning change. Dennis Hulsing and Dave Wanner spoke against the zoning change and Mary Massad with Southwest Water Authority spoke for the zoning change. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to recommend to the Stark County Board of Commissioners the denial of the zoning change from Agricultural to Industrial for John Klein. Sue Larsen seconded. Roll call vote. All voted Aye, Chuck Steffan abstained, and the motion carried.

Chairman Hoff opened the public hearing for Dale Meuchel. The request was for a zoning change from Agricultural to Residential Low Density. The location being 26.05 acres located in the S2 Section 36, Township 140, Range 95. Discussion was held regarding the plat being located in a 100 year flood plain. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Duane Grundhauser made a motion to recommend to the Stark County Board of Commissioners the denial of the zoning change from Agricultural to Residential Low Density for Dale Meuchel. Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing for Rhonda Leeds. The request was for a zoning change from Agricultural to Industrial. The location being approximately 123 acres located in the NW4 Section 15, Township 140, Range 96. The proposed plat is to be known as BK First Subdivision. Chairman Hoff asked for anyone to speak for or against the zoning change. George Nodland and Joe Schneider voiced concerns against the zoning change. Shawn Kessel, City Administrator, reported the proposed plat would fall in the City of Dickinsons extraterritorial zoning authority boundary in the near future. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to recommend to the Stark County Board of Commissioners the denial of the zoning change from Agricultural to Industrial for Rhinda Leeds. Duane Grundhauser seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing for Rhonda Leeds. The request was for a zoning change from Agricultural to Industrial. The location being approximately 86 acres located in the W2NE4 Section 16, Township 140, Range 96. The proposed plat is to be known as BK Second Subdivision. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to recommend to the Stark County Board of Commissioners the denial of the zoning change from Agricultural to Industrial for Rhinda Leeds. Duane Grundhauser seconded. Roll call vote. All voted Aye and the motion carried.

Mary Massad, Southwest Water Authority, discussed the limited water supply in Stark County.

Chuck Steffan inquired about setting guidelines and requirements for zoning applicants. States Attorney Tom Henning informed the Zoning Board those directives would need to come from the Board of Commissioners.

Duane Grundhauser moved to adjourn. Sue Larsen seconded.