

## Zoning Board Minutes

August 4, 2008  
4:00 pm

Chairman George Nodland called the meeting of the Stark County Zoning Board to order. Members present were George Nodland, Ron Hauck, Leo Kuntz, Frank Emch, Duane Grundhauser, Russ Hoff, Sue Larson, Joe Frenzel and Carson Steiner. Also present were States Attorney, Tom Henning, Zoning Director, Diane Brines, and Auditor Alice Schulz.

Chairman Nodland welcomed the new member Carson Steiner to the zoning board.

Russ Hoff made a motion to approve the minutes from the June 30, 2008 meeting. Joe Frenzel seconded. All voted Aye. Motion carried.

Chairman Nodland opened the public hearing on a request made by David Wanner for a zoning change from Residential Low Density to Residential/Agriculture with a conditional use permit for private stables. The location is south of Hwy 10 in the SE4 of Section 35 Township 140 Range 95 containing 5 tracts 18.86 acres. Joe Frenzel told Mr. Wanner that there is no need for a conditional use permit because zoning already allows one large animal per acre. So it would be up to the buyers of the property to get a permit in the future if needed. Rod Mitzel and Claudia Izeman are the property owners that it would affect and they were both present and said they had no problem with that.

There was no one present to speak against the change. Joe Frenzel made a motion to recommend the zoning change to the County Commissioners. Frank Emch seconded. All voted Aye and the motion carried.

The continuation of the public hearing was held for Stevenson Funeral Home Crematory located in Section 9, Township 140, Range 96. Mr. Stevenson presented more data as was requested of him at the last meeting. Carson Steiner asked if other funeral homes would be able to also use the facility. The answer was that it could be a possibility. Ron Hauck asked about scrubbers and was told that there are none. No one else was present to speak for the zoning change.

Chairman Nodland asked if there was anyone against the change. Doyle Rapp, Mary Lewton, Arlen Oberlander and Melody Bonn were some of the citizens that spoke against the change with concerns about emissions, property values, and many other fears they had if the facility would be built in their neighborhood. Chairman Nodland closed the public hearing. After some questions and suggestions to find other possible locations Duane Grundhauser made a motion to recommend to the County Commissioners to deny the request for a special use permit on Commercial Property. Frank Emch seconded. Roll call vote. Hauck Aye, Kuntz Aye Emch Aye Grundhauser Aye Steiner Nay Frenzel Nay Hoff Aye Larson Nay and Nodland Aye. Motion carried. 6 Ayes 3 Nays.

A request for a public hearing was requested by Neal Messer for GTLE Dakota Plant 1, LLC in the SW4 of the NW4 of Section 20, Township 139, Range 98 to change the zoning from Agriculture to Industrial with a special use permit for the processing and beneficiation of coal. Joe Frenzel made a motion to call for the public hearing. Russ Hoff seconded. The hearing is set for August 28, 2008.

Duane Grundhauser moved to adjourn. Sue Larson seconded.