

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Chairman Martin Rohde and the Pledge of Allegiance was said by all.

Roll Call: Present were: Ron Gill, Jeanine Grove, Christy Henjes, Warren Hoelsing, Dick McCabe, Harold Moes, and Marty Rohde. Absent: Scott Bousquet, Paul Ireland. Also, present: Planning and Zoning Administrator Joe O'Neill. Public Present: None

Notice was made regarding the Open Meeting Act posted on the West wall.

Moved by Jeanine Grove, second Warren Hoelsing to approve the minutes of the October 15, 2019 meeting. Roll Call Vote. Unanimous. Motion carried.

Agenda item to review the wind energy regulations. Joe received the wind energy regulations from SIMPCO. The board members went through the regulations and made changes and will send those changes back SIMPCO for correction. Motion made by Harold Moes, second by Christy Henjes to approve the regulations with the new changes. Roll Call Vote. Unanimous. Motion carried. The Planning and Zoning commission will have a public hearing in February and send their recommendation for or against to the Board of Commissioners.

Next item on the agenda is to discuss who will be attending the NPZA conference in Kearney March 4-6, 2020. Joe will be attending and if anyone else is interested they need to contact Joe.

Next on the agenda is miscellaneous and old business. Joe went over the building permits. Shawn and Laurel Deroin are adding an addition to their home - Jackson. Travis Voss and Daniel Ryan are both putting up storage sheds – Jackson. Northern Natural Gas will be putting up a small structure.

There is a gentleman in the Farmsteads that has 3 parcels. He would like to move a house off one of the properties to build new. The house they are moving would go to a parcel that is 4 acres and already has a resident on it. That would make it a non-conforming lot for both houses on the 4-acre parcel. Joe spoke with the assessor and he said that they could set it up as an IOLL – Improvement On Leased Land. They are already over the driveway limit for that area so he would have to combine driveways. The property already has a rental property on it and the house they would move would also be a rental so he would not be able to set it up as consanguinity. The board continued to discuss the options and decided that his only option would be to subdivide the 4 acres or try to get another acre of land to make the lots conforming. One of the board members received a complaint about overflow of used cars from a car lot from South Sioux City. He needs to find a new lot for his inventory so Joe gave them permission to be there 30 days. One of the members said that it was longer than 30 days so Joe will visit with him.

Marty opened up the floor for public comment. No Public. No comment

Moved by Harold Moes, second by Christy Henjes to adjourn. Motion carried

Meeting was duly adjourned at 7:45 P.M.

Respectfully submitted,

Jolene Gubbels

## DAKOTA COUNTY PLANNING & ZONING: February 18, 2020 MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Chairman Martin Rohde and the Pledge of Allegiance was said by all.

Roll Call: Present were: Ron Gill, Jeanine Grove, Warren Hoelsing, Paul Ireland, Dick McCabe, Harold Moes and Martin Rohde. Absent: Scott Bousquet, Christy Henjes. Also, present: Dakota County Commissioner Larry Albenesius and Planning and Zoning Administrator Joe O'Neill.

Notice was made regarding the Open Meeting Act posted on the West wall.

First item on the agenda is the re-organization of the board. Nomination made by Harold Moes, second by Warren Hoelsing to nominate Martin Rohde as Chairman. Roll call vote: Unanimous. Motion carried

Motion made by Ron Gill, second by Paul Ireland to nominate Harold Moes as vice-Chair. Roll Call Vote: Unanimous. Motion carried.

Motion made by Warren Hoelsing, second by Jeanie Grove for Dick McCabe to remain as secretary. Roll Call Vote. Unanimous. Motion Carried.

Moved by Harold Moes, second by Warren Hoelsing to approve the minutes of the January 21, 2020 meeting. Roll Call Vote. Unanimous. Motion carried.

Next item on the agenda is a Public Hearing to review proposed amendments for Section 900.2 Wind Energy regulations. Motion made Harold Moes, second by Jeanie Grove to enter into public hearing. Vote: Unanimous. Motion Carried. Public Hearing opened at 7:07 p.m. Motion made by Jeanie Grove, second by Paul Ireland to close Public Hearing and reopen regular meeting. Vote: Unanimous. Motion Carried. Public Hearing closed at 7:10 pm.

The board had a discussion on the importance of having these regulations in place to help protect landowners in Dakota County to help avoid some of the problems other counties are having without the proper regulations in place.

Motion made by Harold Moes, second by Warren Hoelsing to send the Planning & Zoning Board's recommendation to the Board of Commissioners to approve the amendments to Section 900.2 Wind Energy Regulations. Roll Call Vote. Unanimous. Motion Carried.

Next on the agenda is miscellaneous and old business. Joe reported that no new permits were issued. Joe followed up with the complaint on the cars that were in a temporary holding place for a car lot from South Sioux City. Joe reported that they were down to about 8 cars that still needed to be moved and Joe told them that they needed to get them removed. They said that they will get them removed very soon.

Marty opened up the floor for public comment. No comment

Moved by Warren Hoelsing, second by Harold Moes, to adjourn. Motion carried  
Meeting was duly adjourned at 7:21 P.M.

Respectfully submitted,  
Jolene Gubbels

## DAKOTA COUNTY PLANNING COMMISSION: February 18, 2020 PUBLIC HEARING

Public Hearing was called to order at 7:07 P.M. The purpose of this public hearing is to give citizens the opportunity to offer support, opposition or make neutral comment regarding amending Section 900.2 Wind Energy Regulations.

There was no public present. Board members had a discussion regarding the changes they requested from the last meeting. Joe O'Neill reported that all changes have been made and the regulations were numbered to coincide with the numbering in our zoning regulations.

Motion made by Jeanie Grove, second by Paul Ireland to close the public hearing and return to regular meeting.

Roll Call Vote: Unanimous. Motion carried.

Chair Rohde closed the public hearing at 7:10 P.M.

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:01 P.M. by Chairman Martin Rohde and the Pledge of Allegiance was said by all.

Roll Call: Present were: Scott Bousquet, Ron Gill, Jeanine Grove, Christy Henjes, Warren Hoesing, Paul Ireland, Dick McCabe, and Marty Rohde. Absent: Harold Moes, and Dakota County Commissioner Larry Albenesius. Also, present: Planning and Zoning Administrator Joe O'Neill. Public Present: Kevin Hohenstein and Jeanie Hohenstein.

Notice was made regarding the Open Meeting Act posted on the West wall.

Moved by Ron Gill, second Paul Ireland to approve the minutes of the February 18, 2020 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda to discuss property located at 1709 F Ave, Dakota City regarding violation of zoning regulations. The landowner has multiple residents on one parcel of property. Joe gave the landowner some options to get in compliance and he will be attending the next meeting to discuss his plans.

Next item on the agenda is to discuss regulations pertaining to the RV park north of Jackson which had a couple of complaints about being in noncompliance. There is 1 bathroom for 28 units. The regulations state that 1 bathroom is needed for every 15 units so another bathroom is needed. The regulations state that the garbage sites need to be surrounded on 3 sides and within 300 feet of all the RVs and only 2 sides are surrounded. Kevin Hohenstein spoke and said that the side of the garbage site that was exposed was not causing any issue with the land owner next to it. The board discussed having the adjacent landowner sign a waiver that it was not causing a nuisance issue. As for the garbage farther than the 300 feet from the campers is at the request of the campers so they don't have to smell it. The bathrooms and shower are rarely used because the campers have their own facilities within their RVs. Also, the minimum size of a RV park should be 5 acres with a maximum of 20 acres. It looks like the assessor's office lumped some surrounding property owned by Lynch all together so it looks like there is more than 20 acres there. Joe will be working with the assessor to fix this issue. Kevin Hohenstein will get a letter from the adjacent neighbor stating that the garbage not enclosed on his side will not be an issue. He will look into getting another garbage bin and see what can be done about the bathrooms. The board agreed that since there was a men's bathroom and a women's bathroom that they could change it to two unisex bathrooms to be in compliance.

Next item on the agenda is to renew the conditional use permits for Arndt, Lynch and Nelson. Moved by Warren Hoesing, second by Scott Bousquet to renew conditional use permit for Curtis Arndt Towing. Roll call vote. Unanimous. Motion carried.

Moved by Paul Ireland, second by Ron Gill to renew conditional use permit for Robb Nelson. Roll call vote. Unanimous. Motion carried.

Moved by Paul Ireland, second by Warren Hoesing to renew the conditional use permit for Lynch Properties. Roll call vote. Unanimous. Motion carried.

Next item on the agenda is to consider re-adopting Dakota County Zoning regulations to reflect the continues updates that have been made. A suggestion was made for the zoning board to re-adopt the zoning regulations every few years to show the public that we are continually reviewing and updating them. It was also brought up that consanguinity is not in the definitions and should be added. Joe will look into a few options to pull everything together.

Next on the agenda is miscellaneous and old business. Subject was brought up to move the meeting location to the courthouse. Joe will discuss this further with the commissioners. Next meeting there will be a public

hearing for Bryce Andersen to rezone for his golf course from Ag to Business. There is a building going up on Hwy 110 that will be the new state maintenance yard. Joe called them about a building permit and they said they were exempt and did not have to follow city or county zoning regulations and sent Joe the information regarding their exemption. Joe went over the permits. Zoning Permits: Alejandro Orozco – new home – Jackson, Justin O’Dell – new home – Jackson, Jose Villalpando – deck- Homer. Informational Statements: Kent Chase – storage shed – Jackson, Fred Denker – grain dryer and elevator leg – Emerson -variance granted, Ryan Lieber – storage shed – Jackson, Karen Holm – garage-Jackson, Dan Gentrup – grain bins-Waterbury, Rory Purucker – pool & pool house- Hubbard, Joel Persinger – chicken coop- Homer, Scott Mohnson – garage addition- Homer, David Dandurand – storage shed- Emerson, James Stork- storage shed- Hubbard, Josh & Emily Brewer – storage shed- Hubbard, Bob and Lori Day – storage shed – Ponca-variance granted.

Marty opened up the floor for public comment. Public left. No comment

Moved by Jeanie Grove, second by Christy Henjes to adjourn. Motion carried

Meeting was duly adjourned at 7:52 P.M.

Respectfully submitted,

Jolene Gubbels

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Chairman Martin Rohde and the Pledge of Allegiance was said by all.

Roll Call: Present were: Scott Bousquet, Ron Gill, Jeanine Grove, Paul Ireland, Dick McCabe, Harold Moes, and Marty Rohde. Absent: Christy Henjes, Warren Hoelsing. Also, present: Planning and Zoning Administrator Joe O'Neill Dakota County Commissioner Larry Albenesius. Public Present: Bryce Andersen, Bridget Andersen, Ken Long, and Linda Long

Notice was made regarding the Open Meeting Act posted on the West wall.

Moved by Harold Moes, second Paul Ireland to approve the minutes of the July 21, 2020 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda. Public Hearing to review request from Bryce Andersen to rezone property currently zoned for AG to Business and send recommendation for or against to the Board of Commissioners for final approval. Motion made by Jeanie Grove, second by Scott Bousquet to enter into a public hearing at 7:04pm. Vote unanimous, motion carried.

Chair Rohde declared the public hearing closed at 7:21pm and to return to the regular meeting. Motion made by Harold Moes, second by Marty Rohde to make a recommendation to the Board of Commissioners to approve the rezoning request from AG to Business for the purpose of a golf course and structures related to the business. Roll call vote: Unanimous. Motion carried.

Next on the agenda is to discuss the RV Park north of Jackson. Joe spoke with the county attorney Kim Watson to make sure that turning the bathrooms into unisex as discussed at the last meeting was legal and Kim said it would be. There is a question as to whether it is 20 acres or less. There are two parcels of land. One is on the east where the RVs are parked and the other is on the west with the boat ramp that also has some RVs parked. Joe will talk with Kevin Hohenstein again to see if they will be able to get under the 20 acres. The regulations state no less than 5 acres and no more than 20 acres. The east piece where the majority of the RVs are parked is 17 acres. They will have to get it surveyed to make sure they don't exceed the 20-acre requirements and that it incorporates all the campers.

A question was brought up as to why the requirement was 20 acres and the board was not completely sure. The camp ground has their own water and sewer system so it would be best to change the borders instead of trying to move the campers and not have to change the water and sewer hookups. The boat ramp does not necessarily have to be included in the 20 acres for the RV park. They just need to make sure they remain 500 foot from any residence.

Next on the agenda is miscellaneous and old business. Joe went over the permits. No new Zoning Permits: Informational Statements: Kenneth Swanson – storage shed – Hubbard, Brian Rush – storage shed – Jackson.

Marty opened up the floor for public comment. Public left. No comment

Moved by Harold Moes, second by Scott Bousquet to adjourn. Motion carried  
Meeting was duly adjourned at 7:38 P.M.

Respectfully submitted,  
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: August 18, 2020  
PUBLIC HEARING

Public Hearing was called to order at 7:04 P.M. The purpose of this public hearing is to give citizens the opportunity to offer support, opposition or make neutral comment regarding a request from Bryce Andersen to rezone property currently zoned for AG to Business and send recommendation for or against to the Board of Commissioners for final approval. The property will be rezoned for a golf course which is permitted under business zoning.

Bryce Andersen told the board that there will be the possibility of 4 cabins down in the valley based on if there is a need as well as a club house on the golf course. They would like to put a fence around the course to keep vehicles out. Bryce's property in that area consists of approximately 680 acres and the golf course will take up approximately 140 of those acres. The rest will remain ag land. The golf course will be open to the public. Joe has not been contacted by any of the surrounding landowners with any comments for or against.

Chair Rohde opened up the floor to public comment. Ken and Linda Long have approximately 20 acres next to the proposed golf course. Linda had concerns about how their property taxes will be affected and what the increased traffic meant for the roads.

Bryce hasn't spoken with the Hwy Supt. about the roads but didn't know how much traffic will be increased. He will speak with Fred the closer it gets to opening.

Joe said he could not say for sure how the course will affect taxes. That would depend on the buying, selling and building of homes in the area. Bryce stated that he does not plan on selling lots to people to build homes around the golf course.

Chair Rohde closed the public hearing at 7:21 P.M.

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:01 P.M. by Chairman Martin Rohde and the Pledge of Allegiance was said by all.

Roll Call: Present were: Scott Bousquet, Ron Gill, Warren Hoelsing, Paul Ireland, Dick McCabe, Harold Moes, and Marty Rohde. Absent: Jeanine Grove and Christy Henjes, and Dakota County Commissioner Larry Albenesius. Also, present: Planning and Zoning Administrator Joe O'Neill. Public Present: Robyn Barricks

Notice was made regarding the Open Meeting Act posted on the West wall.

Moved by Harold Moes, second Warren Hoelsing to approve the minutes of the August 18, 2020 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda is Robyn Barricks to discuss zoning regulations in the Farmsteads regarding the animal setback of 500 foot from neighboring property lines. She stated that many of the acreages in that area cannot comply with the 500ft setback. After a long discussion she thought she would go to the Board of Commissioners to have them revisit the regulations to see if changes can be made to relax those standards.

Next item on the agenda is to discuss regulations pertaining to the RV park north of Jackson. Kevin Hohenstein was unable to attend the meeting but told Joe that he is going to have the area surveyed so that all the RVs are in a 20-acre footprint. He also wanted to board to consider having the RV's stay at the campsite year-round. Kevin will be at the next meeting and would like the board to consider this for discussion at the next meeting.

Next item on the agenda is to discuss adding Consanguinity definition to our zoning regulations. Joe tried to research how other Nebraska counties have it in their regulations but was unable to find another county with the definition in their regulations. Joe will contact SIMPCO for definition and will put it on the agenda with the next public hearing.

Next on the agenda is miscellaneous and old business. Joe will contact the owner of the F Street property to see if they want to move forward with a consanguinity permit.

Joe reviewed the list of permits issued: Zoning Permits- no new permits issued. Informational Statements- Del Lieber – storage shed – Jackson, Greg Utech – grain bins – Hubbard, Don Prenger Jr. – garage – Dakota Flats. One of the board members brought up the property west of Jackson along Hwy 20. Joe said he would stop to talk with him if he sees him there to see what his plans are for the property. It is a long narrow parcel making it hard to meet setbacks off the state hwy. Joe mentioned to the board that a property owner at 200<sup>th</sup> Street and Hwy 77 want to put up a shed. Joe stopped by the property and has found the owner is running a business and told him he needs to come before the planning and zoning board to discuss his options. He drives truck but will try to be at an upcoming meeting.

Warren Hoelsing announced this is his last meeting. He is moving to South Dakota. He has someone interested in taking his place and Joe will contact him.

Marty opened up the floor for public comment. No comment

Moved by Paul Ireland, second by Harold Moes to adjourn. Motion carried

Meeting was duly adjourned at 7:42 P.M.

Respectfully submitted,

Jolene Gubbels

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:06 P.M. by Chairman Martin Rohde and the Pledge of Allegiance was said by all.

Roll Call: Present were: Ron Gill, Jeanine Grove, Christy Henjes, Paul Ireland, Harold Moes, Marty Rohde and Dakota County Commissioner Janet Gill. Absent: Scott Bousquet, Tim Decker, Dick McCabe and Planning and Zoning Administrator Joe O'Neill. Public Present: See attached list.

Moved by Harold Moes, second by Ron Gill to approve the minutes of the September 15, 2020 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda is residents of the Farmsteads (rural Dakota City) to address the Board with concerns regarding the Zoning Regulation 610.1 Principal Permitted Uses #6 particularly the part that states: "Farm animals and livestock shall be located no closer than five hundred (500) feet from the lot line when adjoining property is used for residential, motel, hotel, or cabin resort purposes.

Motion made by Jean, second by Christy to set up a committee to review the regulation. Roll Call Vote. Unanimous. Motion carried. Committee members from the Farmsteads will be William Corkin, Gordon Hegge, Bobbi Stapleton. Committee members from Planning and Zoning will be Marty Rohde, Paul Ireland, Jean Grove and Administrator Joe O'Neill.

Next item on the agenda is to discuss regulations pertaining to the RV park north of Jackson. Kevin Hohenstein wanted the board to consider having the RV's stay at the campsite year-round.

Next item on the agenda is Marci Broyhill to discuss wind energy setbacks for the newly adopted wind energy regulations. Marci presented the board with information about the setbacks for them to consider.

Next item on the agenda is for board to approve or disapprove requests for Consanguinity for Sue Rooney and Kathy Jessen. Sue Rooney did not attend so will review next meeting. Randy and Kathy Jessen had built a new house with the intention of tearing down their old house. They had a son and his family move back to area so they fixed up the old house for him to live in. They would like a consanguinity permit for the two residents on the same property. Motion made by Ron, second by Harold to approve a consanguinity permit for the Randy & Kathy Jessen. Roll Call Vote. Unanimous. Motion Carried.

Next on the agenda is miscellaneous and old business. An Informational Statement was issued to Bryce Andersen for a commercial storage shed for the new golf course.

Marty opened up the floor for public comment. No comment

Moved by Harold Moes, second by Paul Ireland to adjourn. Motion carried

Meeting was duly adjourned at 8:45 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING & ZONING: November 17, 2020 MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Chairman Martin Rohde and the Pledge of Allegiance was said by all.

Roll Call: Present were: Scott Bousquet, Tim Decker, Ron Gill, Christy Henjes, Paul Ireland, Dick McCabe, Harold Moes and Martin Rohde. Absent: Jeanine Grove, Dakota County Commissioner Larry Albenesius. Also, present: Planning and Zoning Administrator Joe O'Neill. Public: Jorge Villalpando, Jorge, Doyle Hoxsie, Melinda Jordan, Ruben and Joy Johnson

Notice was made regarding the Open Meeting Act posted on the West wall.

First item on the agenda is to approve the October 20, 2020 minutes. Motion made by Harold Moes, second by Paul Ireland. Roll call vote: Unanimous. Motion carried

Next item on the agenda is a Public Hearing to give citizens the opportunity to offer support, opposition or make neutral comments on a request made by Jorge Villalpando for the rezoning of his property from R10 to Business at Section 30-T28N-R9E formally known as 546 200<sup>th</sup> Street Dakota City for a trucking business. Marty closed the regular meeting to start the public hearing at 7:02. Joe O'Neill called in to Mr. & Mrs. McWilliams who have property across the highway from Mr. Villalpando so they could hear and have input via speaker phone. Jorge's son got up to speak. Said that they would like to build a shop so they have a place to work on trucks during the winter. The access to the property is a private drive with three other houses along the drive. Mrs. Joan McWilliams stated that it is unsightly with everything laying around. She is afraid with more trucks coming in and even with a shed that more items will accumulate. She is worried about what it will do to their property value. She is also concerned if it is a business that if it is operational 24 hours a day that would lead to noise concerns and that the road in front of it is gravel and not adequate for a lot of truck traffic. She questioned what the trailer house currently on the property was used for. Jorge's son stated that the trailer was not livable and was used for office space and storage.

Doyle Hoxsie, who lives directly south of Mr. Villalpando's property stated that the private drive is made up of more sand than gravel and the trucks going in and out tear it up a lot and he along with another neighbor spend a lot of time and money with the upkeep of the private drive. He also stated concerns about the property value and the noise from working on trucks and unloading them in the middle of the night. He fears if the business is allowed the problems will only get worse.

Mr. Ruben Johnson is the neighbor directly to the north of Mr. Villalpando's property and stated he has not heard any noise coming from the property.

Corey Jump, the neighbor on the south end of the private drive could not be present so sent a letter voicing his concerns. Letter is attached. His main concerns were the upkeep of the road and his property not being big enough to get large trucks in and out and turned around. He would like the property to stay as residential.

Joe asked Mr. Villalpando if he wanted to address any of the concerns the neighbors have. His son Jorge stated for his father that the part of the road they use is gravel and they fix the road when there is a problem.

Another neighbor Joy Johnson stated that one of the main concerns was how the property being zoned business would affect the rest of the property owners' values. Joe stated that he could not answer that cause the P&Z does not assess property, that is the assessor's job. She stated that it would be nice if the P&Z board could look into it and provide some information on that. She also stated it would be nice to have a covenant or some restrictions on the business for operating hours to help with the noise concerns and maybe have Mr. Villalpando put up some trees along the road to help with Mrs. Williams concerns of the items laying around. Mrs Johnson stated that the most important thing was to find out about the property value. Mrs. McWilliams agreed and felt that with all the junk laying around it would decrease the property values as whole and that planting trees would not make a difference. She stated that they all moved out to the country for peace and quiet and having a business out there would ruin the peace and quiet.

Concerns were brought up about the actual size of the property. The assessor has it listed as 1.79 acres, but Jorge has paperwork showing that it is closer to 3 acres.

Concerns were brought up about how the building north of 200<sup>th</sup> Street on the west side of the highway was running. If that was to be considered a business or not.

Joe stated that the minimum square feet need for a business was 20,000 square feet and can't be on a 10,000 square foot lot. one enterprise per site. Front yard has to be 90 foot from center of road and side yard 50' from neighboring property line.

A question was brought up as to what the business actually entailed. Jorge stated that it was purely mechanically to work on their own trucks which consists of 5 trucks. He has two drivers for the trucks.

One of the neighbors stated that they think more is going on for business than just fixing his own trucks. Jorge stated that all the vehicles are theirs and only 2 vehicles do not have license plates. One vehicle is one of the driver's vehicles. One is not licensed cause the motor is bad. He plans to fix it and license it and they all have insurance.

Marty closed the public hearing at 7:32 and entered regular meeting. One of the board members brought up the Curtis Arndt property and wondered how that compares to this property. Mr. Arndt has a conditional use permit for his towing business. Dick McCabe suggested to doing a conditional use permit that has conditions setup and revisited every year and if he doesn't comply his permit will not be issued.

Motion made by Tim Decker, second by Paul Ireland to table the rezoning to give time to look into assessed value and look into getting a conditional use permit. Roll Call Vote. Unanimous. Motion Carried.

Next item on the agenda is a Public Hearing to give citizens the opportunity to offer support, opposition or make neutral comments to amend Section 640.5. Occupancy of the zoning ordinances to read as follows. Recreational vehicle parks must close ~~and all vehicles must be removed from the grounds~~ by October 31 of each year and shall open no earlier than April 1 of each year. No permanent or year around occupancy is allowed in recreational vehicle parks.

Marty Rohde closed regular meeting at 7:46 and started the public hearing.

Tim Decker brought up the flooding last year and how fast the water came up and some people were unable to move their campers on time. He also brought up that if campers do not have to remove their campers will they let them get run down and decrease the property values. He suggested make sure the campers are road worthy and licensed. Public hearing closed at 7:58. The wording will be changed to:

Recreational vehicle parks must close ~~and all vehicles must be removed from the grounds~~ by October 31 of each year and shall open no earlier than April 1 of each year. No permanent or year around occupancy is allowed in recreational vehicle parks **and all vehicles must be licensed and road worthy**

Tent camping shall be allowed in recreational vehicle parks. No more than two (2) tents shall be allowed on each lot. Tent camping shall be allowed under the same date guidelines stated above for recreational vehicles.

Portable storage sheds are permitted in recreational vehicle parks. All sheds shall be constructed of wood products, painted and have asphalt shingled roofs. Sheds shall not exceed one hundred twenty (120) total square feet. Sheds must be portable ~~and removed under the same guidelines for removal as recreational vehicles.~~

Motion made by Harold Moes, second by Christy Henjes to table the change in Occupancy regulations and re-advertise for a public hearing to include additional changes. Roll Call Vote. Unanimous. Motion carried.

Next item on the agenda is approve or disapprove a request for consanguinity for Sue Rooney. Her son remodeled the barn on her property to a livable space. Motion made by Dick McCabe, second by Tim Decker to approve the consanguinity permit. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is to discuss adding a definition for Consanguinity to the zoning regulations. Joe got a definition from Attorney Kim Watson. The board reviewed her definition and thought it was too lengthy. Joe will find another definition to bring to the board at the next meeting.

Next on the agenda is miscellaneous and old business. Joe reported that an Informational Statement was issued to Mitch Lowe – Ponca for a storage shed.

The issue of the Farmsteads was brought up. Joe talked with the DEQ and animals need to be 100 feet from the property line. In our regulations if you have more than 3 dogs you have to be 200 foot from the property line. The committee to review the regulations has not met yet, but Joe will set up a meeting.

Marty opened up the floor for public comment. No comment

Moved by Harold Moes, second by Paul Ireland, to adjourn. Motion carried

Meeting was duly adjourned at 8:20 P.M.

Respectfully submitted,

Jolene Gubbels