

Planning Commission Meeting Minutes
February 6th, 2025
Completed by: Sue Bertrand, P&Z Staff

Site visits conducted by Adam Ossefoort and Jim Pratt on 1/30/2024.

Meeting attended by board members: Vice Chair Ken Hovet, Lloyd Graves, Roger Hendrickson, Andy Watland and alternate, George Sutton.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Ken called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Ken.

Roger made a motion to have the agenda approved as written, seconded by Andy, voice vote, no dissent heard, motion carried.

Lloyd motioned to have the January 2nd, 2025 meeting minutes approved. Roger seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: LouAnna Mosher: 05-0001300– Burleene Township

1. Request for Zoning Amendment of the NE ¼ of the SE ¼ of Section 2, Burleene Township from R-10 Zoning to AF-2 Zoning for the creation of a 5-acre lot in the future.

Leila Oliver was present as the applicant. Leila stated she had been asked by the Mosher's to represent them, as LouAnna lives in Cambridge and Martin doesn't drive at night. Also, she is familiar with the property and the future potential owner, Amy Claseman, once this is figured out.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Leila confirmed the staff report was accurate.

On Site Visit Report by Jim was read aloud by Adam: This report may be viewed in full, upon request, at the Planning and Zoning office.

Correspondence received: None

Public comment: None

Board discussion:

Roger asked Adam what the differences were in the two zoning districts right now.

Adam explained the brighter green is AF-2 and the brown is R-10 and the lighter green is AF-1. The request is to go to the AF-2, making the whole 80 acres AF-2.

Roger asked if he knew the reason it was zoned R-10 at one time?

Adam stated some of the County road parcels around Burleene township were zoned R-10 and considered more residential at the time, even though the uses around there are primarily farming, feedlots, with one odd golf course in the area. He mentioned they did a comprehensive rezoning around 2006, and a lot of the map changed quite a bit, but did not know for sure why it was rezoned R-10.

Lloyd added this is a paved highway.

Adam confirmed, County highway.

Andy asked if the R-10 zoning requires at least a ten-acre lot?

Adam confirmed, yes, and you may have a home on each parcel. He added, in AF-2 and AF-1 they require two acres per parcel minimum, and the number of dwellings in AF-1 is one per 40 acres, and AF-2 is two dwellings per 40 acres.

Andy stated this will reduce the number of dwellings for the forty.

Adam added the request states the reason for the rezone is to make the parcel "size requirement" smaller, as they would like to create a reduced size, 5-acre parcel to sell.

Lloyd addressed Amy Claseman, future buyer, and asked if she was going to build near the existing house on that parcel?

Amy stated no, she will buy and do some remodeling to the existing house. She did not want the extra acreage.

Roger stated he could see no problem with it, and it will be reducing the number of dwellings allowed in Ag, and made the motion to approve with no conditions. Andy seconded.

Ken asked what kind of use is the rest of the R-10 land and is it farmed?

Amy stated it is mostly hunting land, with a lot of swamp, not farmed.

Adam added it's hilly and the bottoms are wet.

Ken asked for the Roll call vote as follows:

Board member	Vote (yes or no)
Roger Hendrickson	Yes
Lloyd Graves	Yes

George Sutton	Yes
Andy Watland	Yes
Ken Hovet	Yes

Motion carried. Ken noted the application will be recommended for approval to the County Board of Commissioners on February 18th, 2025.

George asked Adam how often does this “comprehensive rezoning” take place in the County?

Adam stated he didn’t know for sure, the last time it was in 2006, however, we will be re-writing our Comprehensive Plan this year and with that would come any ordinance amendments and changes and probably looking at the map, so we could be doing it again soon, in the next two to five years. He stated we will get through the comp plan re-write first, and see where it leads to.

George motioned to adjourn and Roger seconded. Voice vote to adjourn, no dissent heard. Motion carried and meeting adjourned at 6:17 PM.