

Chairperson, Keith Kruse called the meeting to order at 1:00 P.M.

On Roll Call: Robert White, Keith Kruse, L. R. Petersen, Rita Smith and Zoning Administrator, Tammy McKeever.

Zoning Administrator announced that Jim Eldridge has resigned from the Clay County Zoning Commission. The Board of Supervisors has asked the Zoning Commission to consider possibilities for his replacement. The Zoning Commission decided someone from the Lost Island Lake area would be a good replacement.

The zoning commission discussed soil types used for determining prime agricultural land. The zoning administrator as time permits will move towards implementing the new soil types. Once they are converted they will be brought to the zoning commission for approval.

The zoning commission discussed personal wind turbines as a building compliance permit. Zoning Administrator, Tammy McKeever will try to find a definition of a “personal” wind turbine versus a “commercial” wind turbine and present at the next meeting.

The zoning commission discussed adding ethanol plants to the A-1 agricultural district as a special user permit. Tammy McKeever will research language to allow for this.

Discussion was had regarding zoning violators and rezoning certain areas. Each zoning commissioner will review the maps of their area and report back at the next meeting.

Motion by Robert White, seconded by Rita Smith to adjourn. All those present voted aye. Meeting adjourned.

Tammy McKeever, Secretary Pro Temp

Chairperson, Keith Kruse called the meeting to order at 1:10 P.M.

On Roll Call: Robert White, Keith Kruse, L. R. Petersen, David Kaus, David Wyatt, Rita Smith and Zoning Administrator, Tammy McKeever.

It was moved by Robert White & seconded by David Kaus to approve the minutes of meeting number #247 on January 15, 2008 as submitted. All those present voted aye. Motion carried.

The next item of business was the election of officers. Motion by David Kaus, seconded by Robert White to retain the same slate of candidates as last year except L.R. Petersen to serve as Vice Chairman. All those present voted aye. Motion carried. Chairman is Keith Kruse, Vice Chairman is L.R. Peterson, and Secretary is Sharon McKeever.

Dave Olson of Del's Garden Center presented on low impact development. Examples included rain gardens, bioretention cell, native landscaping, bioswales, level spreaders, and pervious paving.

Brad Smith, representing concerned citizens of Clay County requested the Planning & Zoning Commission adopt a Good Neighbor Policy. Also present in favor of the policy was Sandy Heronemus, Ann Baschke, Jean Jackson, Ken Bashore, Charlyn Glover, Paul Glover, Don Winter, Margo Winter, Jesse Winter, and Frank W. Phelps. After much discussion the Planning & Zoning Commission requested the zoning administrator submit the policy to the Clay County Attorney for legal review.

Jim Hartman requested the Planning & Zoning Commission consider changing the setbacks for wind turbines. Currently the Clay County Zoning Ordinance reads that a wind turbine setback would be 50' from lot lines. Mr. Hartman, proposed that the setback distance from the base of the wind turbine to the property line be a distance equal to 150% of the total overall height of the wind turbine as measured from the base of the tower to the top of the blade's rotation. Mr. Hartman also proposes that the setback distance of turbine constructed on property adjacent to rural residents and/or rural business owned by someone other than the owner of the property on which the turbine is on, be a distance of 250% of the overall height of the turbine. That this setback distance be measured from structure to structure. Mr. Hartman also proposes that in the restoration of the area after removal of the turbine the foundation must be removed to a depth of at least 8 feet.

Non-Commercial WECS were discussed. More information will be gathered and presented at the next meeting. The Planning & Zoning Commission also discussed bulk regulations for rural mobile home parks including storm shelters. All other agenda items were tabled until the next meeting. Plat books were given to all commission members.

Motion by Robert White, seconded by L.R. Peterson to adjourn. All those present voted aye. Motion carried. Meeting adjourned at 4:10 p.m.

Tammy McKeever, Secretary Pro Temp

The Clay County Zoning Commission meeting was called to order by chairperson, Keith Kruse at 1:15 PM.

Those in attendance were Robert White White, David Kaus, David Wyatt, Keith Kruse, L. R. Petersen, Sharon McKeever, Rita Smith and Tammy McKeever.

Motion by Robert White, seconded by David Kaus to add to the minutes the statement from the County Attorney regarding the Good Neighbor Resolution. The statement will be added to the minutes. Discussion. All those present voted aye. Motion carried.

LOW IMPACT DEVELOPMENT: Wayne Petersen, IDALS, is willing to attend our next meeting. We will not make any decisions until we can see the outcome of Dickinson County decision regarding the Low Impact Development program. There will be a meeting in Storm Lake in September that may be of interest to board members. Tammy will research the phosphate fertilizer that would be going into Lost Island Lake. River Bend Estates was mentioned as a possible area where low impact development would have been put to good use.

ETHANOL PLANTS TO A-1 DISTRICT: It may be beneficial for the board to incorporate into our zoning ordinance books of guide lines regarding Ethanol Plants to A-1 District. Motion by L. R. Petersen, seconded by Robert White to have ethanol and biodiesel plants as a principal use in the heavy industrial district in our Land Use Plan and Zoning Ordinance Book. Discussion. All those present voted aye. Motion carried.

WIND TURBINE SETBACKS: Motion by Rita Smith, seconded by L. R. Petersen that set backs for wind towers be 250% from base of tower to closest corner of dwelling and 150% from base of structure to nearest property line. Height includes the tip of blades. Discussion. All those present voted aye. Motion carried.

PERSONAL WIND TURBINES AS A BUILDING COMP PERMIT: It was the determination of the board that these requests should continue to come before the Zoning Board.

REZONING PROPERTIES: Townships were assigned to individuals to contemplate changes in those areas of zoning.

The Board will continue discussion on Zoning Violators, Temporary Use Permits, Mobil Home Parks-Storm Shelters, Conservation Recommendation for Parks, SOB's, LESA & CSR programs at future meetings.

Motion by Rita Smith, seconded by Dave Wyatt to adjourn meeting. Meeting adjourned at 4:00PM.

Sharon L. McKeever, Secretary