

MARION COUNTY PLANNING COMMISSION

March 24, 1994

Record of Proceedings

Chairman Sieger called the meeting to order at 7:31 PM.

Item 1: Roll call was answered by Dorman Becker, Eilene Sieger, Dean Fincham, Terril Eberhard, Sherwin Ammeter, and Marlin Janzen. W.M. Pierce and Clark Wiebe were absent. Also present was Herb Bartel.

Chairman Sieger noted that there had been no one appointed to replace Lewis Unruh in District 2. Chairman also asked to introduce Item 4 a general discussion as to acreage requirements for homesites on future applications.

Item 2: Chairman Sieger presented the minutes of the February 24, 1994 meeting and asked for corrections or deletions. There were none. Dorman Becker moved to approve the February 24, 1994 minutes as submitted. Dean Fincham seconded. No discussion. Vote was 6 in favor, 0 opposed. Motion carried.

Item 3: Rezoning from Agricultural to Rural Residential and Variance from 10 acres to 2 acres more/less. Part NW 1/4, 17-19-4, Louise Eckstrom: Maps were shown. Mr. Herb Bartel gave specific location of the property. David Wheeler,

representing Louise Eckstrom, provided an aerial map and identified the property as being 2.16 acres.

Mr. Wheeler stated that Eckstrom owns 200 acres and wishes to parcel off the house, which needs to be sold. He indicated there was also a garage and 2 other small out buildings and that no one was currently living in the house. He then described the boundaries of the parcel.

Chairman Sieger asked if the farm ground surrounding the property was rented. Wheeler indicated it was and could still be farmed much as it is now, even if the farmstead was sold. Discussion followed on the boundaries with Mr. Wheeler indicating the boundaries has been set so as to give some value to the farmstead. Todd and Diane Carpenter, landowners in the area, indicated the west boundary is a ditch that runs along the property. Mr. Bartel showed the entry was as being approximately 75 ft, with cultivation right up to the drive. Chairman Sieger pointed out that there appeared to plowed ground to the south with CRP or pasture on the east.

Mr. Bartel explained that the all weather access to the property is north to the intersection then back to town on Cedar Street.

Chairman Sieger asked what existed for sewer and water. Mr.

Bartel indicated a septic tank and a well.

The Carpenters indicated they had no problem with this application. There were no further questions on this application.

Item 4: Off Agenda Items: Chairman Sieger felt there was a need for the Planning Commission to discuss parcel size because there are many applications to down-size parcels. There was discussion on the requirements in the Sanitary Code and existing homesites vs new plats. Mr. Eberhard said he felt zoning had been set up for a reason and established guidelines were needed. There was discussion on acreage requirements and it was agreed that the Planning Commission felt it would be beneficial to talk to other zoning boards or attend workshops.

Item 3: Discussion returned to the Eckstrom application for re-zoning and variance. Chairman Sieger noted that this plat is basically the original homesite. Mr. Ammeter felt that since the owners had so much adjoining property, it was to bad they wouldn't add more land to bring it up to zoning limits for Rural Residential. Mr. Wheeler indicated that the owners would possibly add another acres to the plot.

Mr. Bartel pointed out that this 2.16 acre homesite would have been grandfathered in 1992 if it had been a seperate

parcel. Mr. Janzen observed that the Planning Commission has recommended granting variances on similar situation in the past. Mr. Wheeler noted that the value of the house was 30 to 40 thousand dollars. Mr. Becker observed that this was different than new development.

Chairman Sieger asked if the Commission felt that this plot size and these boundaries would sufficiently handle laterals, etc, or did the PC feel they should ask for more acres. Mr. Bartel indicated that 2 acres were plenty for laterals, in this case, especially, because the property slopes down to the road. Mr. Becker asked about the soil influencing the laterals.

Mr. Janzen observed that the Planning Commission had set precedence in the past to grant approval in existing homesites. Discussion was held on upkeep on larger vs smaller sites.

Marlin Janzen moved to change the zoning from AG to RR on the Louise Eckstrom application. Sherwin Ammeter seconded the motion. No discussion. Vote was 6 in favor, 0 opposed. Motion carried.

Chairman Sieger then asked for action on the variance portion of the application. Sherwin Ammeter moved to approve the variance to 2.16 acres more/less. Dorman Becker seconded the

motion. No discussion. Vote was 5 yes, 0 opposed, 1 abstention.

Mr. Bartel explained to Mr. Wheeler that there was a 14 day wait before the County Commission could take final action on this application.

Mr. Wheeler asked how the title is affected by this action and how it is kept in public record. Mr. Bartel indicated it would be placed on the official zoning maps.

Chairman Sieger noted the next Planning Commission meeting was scheduled for April 28, 1994 if required.

Dean Fincham moved to adjourn the meeting. Terril Eberhard seconded the motion. Vote was 6 in favor, 0 opposed. Motion carried. Meeting was adjourned at 8:55 PM.