

January 22, 2024

## Jessenland Township Planning and Zoning

### Minutes

1. Review and approve minutes of December 18, 2023 meeting. (Matt/Rosemary) Passed
2. Approve agenda, with addition of Tom Graham aggregate mining renewal to "Requests". (Matt/Rosemary) Passed

3. Requests:

Over the Counter: Graham, Tom at 32786 266 Ln., Henderson, aggregate mining renewal, approved

Conditional Use:

Variance:

Other:

4. Action:

5. Other Business:

Jason Witt presented his proposal for a new home on 3 separate lots of record in Section 29. Two lots are 20 acres each in the C-Ag District and one lot is 10 acres in the A-Ag District. All 3 lots are contiguous to each other and were not lots of record before 2001. The new home is proposed to be placed on the 10 acre A-Ag lot. Discussion was had as to the best way to approach this request. The township's attorney, Peter Tiede, has suggested several approaches: asking for this through the variance process and requiring a condition of non-buildability on the remaining 40 acres, or an ordinance modification that would help the township in future such requests as well. The intent of the township's 40 acre minimum acreage for a new home in A-Ag needs to be considered in how to approach this request. The county will be contacted again to verify whether or not they would allow this request. The county assessor's office did verify that the three parcels could be reunited as one parcel which would help if the variance process is used.

Kelly and Ryan Horning have purchased a 6 bedroom home that they are currently using as a bed and breakfast for their event barn. Discussion was had as to what conditions might be looked at for their Conditional Use Permit request to use this home as a bed and breakfast.

Corrections should be made to the email that was sent out regarding term lengths for the BOA and the P&Z commission. The corrected terms would read as:

Current Board of Adjustment – until March

Dan Eibs – ending 3<sup>rd</sup> term

Laurie Brockhoff – ending 3<sup>rd</sup> term

Kyle Iverson – 03/26 ends 2<sup>nd</sup> term

Tim Spletzer – 03/26 ends 2<sup>nd</sup> term

Tammy Nye – ending 1<sup>st</sup> term

Current Planning and Zoning Commission – until March

Kyle Iverson – ending 3<sup>rd</sup> term

Rosemary Dieball – 03/26 ends 2<sup>nd</sup> term

Steve Skelley – 03/25 ends 2<sup>nd</sup> term

Matt Skelley – 03/25 ends 1<sup>st</sup> term

Deb Boettcher – Town Board Appointment

The discussion on C.U.P. renewals will be continued at the February meeting.

6. Adjourned. (Mat/Rosemary) Passed

7. Next regular meeting: February **26**, 2024 7:00p.m. `

\_\_\_\_\_ Rosemary Dieball, clerk

Members present: Deb Boettcher, Matt Skelley, Kyle Iverson, Rosemary Dieball