

November 17, 2025

## Jessenland Township Planning and Zoning Minutes

1. Review and approve minutes of October 20, 2025 meeting. (Matthew/Rosemary) Passed.
2. Approve agenda. (Matthew/Rosemary) Passed with motion to correct October minutes and November agenda with correct time of Nye variance meeting from 7pm to 8pm on 12/01/25.
3. Requests:  
  
Over the Counter:  
  
Conditional Use:  
  
Variance: Graham, Daniel; 33515 220<sup>th</sup> St.; 65' variance to front yard setback of 200' for a new home on an existing lot; public hearing 11/17/25 at 7pm; approved  
Nye, Charles; 32774 Scenic Byway; 75' variance to base of a slope and 60' variance to property line for a driveway; tabled until 12/01/25 at 8pm with a 60 day extension  
  
Other:  
  
4. Action:  
  
5. Other Business:  
  
Tammy Nye asked for the commission to look at a proposed property split. She was advised that the ordinances could be changing concerning property splits in Ag and C-Ag Districts and told how both the current and proposed changes would affect her proposed splits.  
  
Discussion of property splits in C-Ag and Ag Districts. The Town Board was apprised of the current attempt to improve the township's ordinances regarding property splits. The response from Andrew Tiede, township attorney, to improving the ordinance's language around property splits was read. It reads as, "When any existing parcel of real property is split into two or more smaller parcels: a. The split shall be made such that all existing structures comply with the existing setback regulations for the classification of the subject property. B. The split shall require zoning administrator approval. C. If the property is within a district with a minimum new lot size of ten (10) or more acres, and the split results in a parcel smaller than the applicable minimum new lot size, the Township shall require a restrictive covenant prohibiting the establishment of a new dwelling on either parcel resulting from the split". Questions regarding the replacement of a home on an existing site came up, i.e. a home meets some peril that destroys it. Martha will contact the attorney to advise.  
  
6. Adjourned.

6. Next regular meeting: December 15, 2025 at 7:00p.m. `

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

Members present: Rosemary Dieball, Deb Boettcher, Doug Thomas, Matthew Skelley