

## DICKINSON COUNTY PLANNING AND ZONING COMMISSION

Tuesday, February 16, 2010

1:00 P.M.

The Dickinson County Planning and Zoning Commission met Tuesday, February 16, 2010 at 1:00 p.m. in the Zoning/Engineer's conference room.

Members present were Duane Moser, Tony Weber, Sally Nielsen, and Mike Roach. Absent were Tim Fairchild, Jon Gunderson, and Bob Chaffin.

First on the agenda was approval of the minutes of January 18, 2010. Moser moved to approve the minutes as written. Weber seconded. All were in favor.

Second on the agenda was the Rachel Faye Family FLLLP, rezoning for tracts 4 and 5, Plat of Faye Meadows, recommendation to the Board of Supervisors.

Brad Beck of Beck Engineering was representing Ken Ferguson. The current zoning of the property is agricultural. Ferguson has a purchase agreement for a parcel 250 feet by 400 feet, about 2.5 acres in tract 4. He is requesting to rezone to R-2 One and Two Family residential. Uses to the north, east, and west are residential. They met with the Board of Health last week and received approval for a private sewer system.

Kohlhaase said Ferguson subdivided the Faye Meadows plat in 2007 to straighten up the legal descriptions by creating five 10 acre lots. The Board of Health approved private sewer systems at that time with the stipulation that sanitary sewer hookup will be required once sanitary sewer is available and at the time the lots are going to be improved. On February 9, 2010 the Board of Health approved private sewer systems for tracts 4 and 5 with the stipulation that if there is a need for any additional private sewer systems for Faye Meadows Plat, those systems would need to come to the Board of Health for review and approval. He said nothing is happening with the sanitary sewer in that area. It could turn into more eventually. The concern has always been the sanitary sewer and land locking. Mr. Ferguson understands this. Someone wants to buy one corner of tract 4 and the only way to split it is to rezone.

Beck said they have drawn up lay-outs for Mr. Ferguson with a future extension to the north. If he gets a second buyer, he will start the subdivision process.

Kohlhaase asked the reason for requesting R-2 zoning instead of R-1.

Beck said it offers more flexibility, but the intent is for single family.

Weber asked how big a piece he is breaking off.

Beck said approximately 2.5 acres.

Kohlhaase said the R-1 zoning calls for 1 acre and 150' in width. R-2 calls for 20,000 square feet and 100' lot width for lots without sanitary sewer. Both allow for duplex and single family. The future land use is residential. If the zoning does change, out of 20 acres, he can split off 4 lots.

Beck said the intent is for a bigger lot, but they would rather have more than one acre.

Weber asked if the property gets subdivided, would they be required to have sanitary sewer.

Kohlhaase said this has always been a concern. If it goes further, he would hope Ferguson would look at larger lots to support private sewer systems.

Beck explained the problems with no progress being made by any adjacent cities to furnish sewer.

Kohlhaase asked approximate cost to install sanitary sewer.

Beck estimated \$75,000 to \$80,000 and a lift station at about \$250,000 just to get sewer to the development.

Kohlhaase said these two tracts have been approved for two private systems. Any more would have to go before the Board of Health again.

Weber said his concern is that this is spot zoning just to benefit the owner. He doesn't have a problem with the rezoning because the future land use is residential.

Beck said the northerly tracts have more of a commercial use.

There was discussion of surrounding uses and zoning.

Beck explained the configuration of the proposed future roadway.

Nielsen asked if there were any other questions.

There being none, Weber moved to vote on the rezoning application. Roach seconded. All were in favor to vote. The vote was recorded as recommend approval 4 – 0.

Third on the agenda was a discussion of individual home wind turbines.

Kohlhaase said this has been discussed previously. Some of the drawbacks are height of tower to get above the tree line and safety issues. There are a lot of new designs out there now and cities are starting to get requests.

Joe Maresh was present and said he is building a new home in Egralharve on the lake. He first looked into wind generators and was looking at a 46' tower with 9' rotors. The neighbors wouldn't have appreciated looking at that. Now they have a vertical, smaller version that spin on a vertical axis. The smaller one is 2 kilowatt and is 2' in diameter and 4' high. They look like a chimney on top of the house, but would generate power from surrounding wind and "dirty" wind off the roof. Any excess energy can be credited back from the power company. This allows generation of electricity without having the tower and big blades. He passed around a picture of the generator. This wouldn't be beyond the height limit on most houses. This also can be mounted in the yard on a small tower or pole.

Nielsen asked if they were noisy.

Maresh said no noise comes off the rotor basket. There is a slight hum from the generator.

Roach asked how much power 2 kilowatt would generate.

Maresh said about \$70 to \$80 a month electricity. The federal government will give a 30% tax credit right now.

After further discussion, Kohlhaase said he could discuss with Al Zeitz of Iowa Lakes Community College wind program and Arnolds Park and Spirit Lake are also looking at what to do with small wind turbine requests.

Saunders suggested forming a super subcommittee made up of the county and other cities to share ideas and resources.

The commission members agreed that would be a good plan.

Fourth on the agenda was old and unknown business. Kohlhaase said Greg Tritle was not ready to come back yet with his rezoning request.

Weber moved to adjourn. Moser seconded. The meeting adjourned at 2:02 p.m.