

August 15, 2019

Board of Adjustments

7:00 P.M.

Knox County Courthouse Supervisors' Room

Call meeting to order: The meeting was called to order by Chairman Kelly Kumm at 7:06 p.m.

Announcement where the Open Meetings Act Information is located: The Chairman announced where the Open Meetings Act information is located in the meeting room and that it is available to the public.

Roll Call: Present are Rob Ganz, Kelly Kumm, Nick Stout, Derrick Barr, Kay Morrill, and Alternate Jody McFarland. Also present was Zoning Administrator Liz Doerr and several visitors.

Approve the agenda & public notice: Ganz moved to approve the agenda and public notice as published in the Crofton Journal and Knox County News. Stout seconded the motion. Roll call vote showed all board members present in favor.

Approve the minutes from 5-30-2019: Barr moved, Ganz seconded, to approve the minutes from 5-30-19 as circulated. Roll call vote in favor: Barr, Ganz, Stout, Kumm, McFarland. Morrill abstained.

New Business: Epic Land & Cattle LLC Variance #V0072 in SW ¼ 24-31N-3W Public Hearing: Kelly Kumm recused himself as he is the applicant's employee. He moved to the applicant's table so that he could present the application. Ganz assumed presiding over the meeting as Vice-Chairman. Morrill moved, Stout seconded, to open the public hearing at 7:10 pm. Roll call vote in favor: Morrill, Stout, Barr, Ganz, and McFarland. Kumm not voting. Doerr and Kumm explained the request. Kumm stated that they had poured the cement for the bunks and feeding floor and later decided that it would help with dust by enclosing where the feed truck goes. Neil Guenther spoke on behalf of the township and their concern about snow. Kumm said that the 40' monoslope building will slope to the west. Doerr read a letter from Gary Jessen who said that he approved of the variance. There was discussion about the distance from the right of way. Neil Guenther asked about water drainage. Kumm said that the west side slopes towards the road but the south end of the building will flow south. The elevation was discussed. The site plan shows a drop of about 19' from north to south. Neil Guenther was concerned that there would be water standing in the ditch which would be a problem for the road. Glen Guenther asked about the water drainage through the scale area and loadout area. Neil Guenther said that the township ditch should be cleaned out. Rita & Roger Stahlecker spoke about the concern of dust and traffic safety. McFarland moved to close the public hearing at 7:42 pm. Motion was seconded by Morrill. Roll call vote in favor to close the hearing: McFarland, Morrill, Ganz, Stout, Barr. Kumm not voting. Discussion occurred on the request and site plan. Barr would like to see adding a condition to maintain the slope to allow proper drainage along the township road. Barr moved to approve Epic Land and Cattle LLC's Request for Variance of 15' from the required 90' front setback (75' setback to the property line) on the front property line along 545 Avenue due to the hardship of where the cement feed bunks and feeding floor are with the condition that the applicant maintain the slope along the township road to allow proper drainage. Morrill seconded the motion. Roll call vote in favor: Barr, Stout, Ganz, Morrill, McFarland. Not voting: Kumm.

Old Business: Kumm resumed presiding over the meeting. **There was no old business.**

Zoning Administrator's Report: Doerr said that there are no variances coming up in the future that she is aware of. Reappointments will be coming up in a few months. Kumm and Ganz agreed to being reappointed.

Adjournment At 7:47 p.m., Kumm adjourned the meeting.

Liz Doerr, Zoning Administrator

Approved: 12-2-19

Placed on file with Board of Supervisors: 12-26-19