

The Clay County Zoning Commission meeting was called to order at 7:03 PM by Chairperson Keith Kruse.

Those in attendance were David Wyatt, Keith Kruse, Marilyn White, Sharon McKeever, David Kaus and Tammy McKeever.

Motion by David Kaus, seconded by Sharon McKeever to approve the minutes from meeting number 274 held on March 18, 2013. All those present voted aye. Motion carried.

The time having arrived for petition 07-13 of Webb Wireless, 118 Main Street, Webb, Iowa for a special exception use permit for a telecommunications tower in the Northeast ¼ of Section 29, Township 96 North, Range 36 West of the Fifth Principal Meridian, Sioux Township, Clay County, Iowa

The zoning administrator explained the application and reported procedure to date. All property owners within 500 feet of the property were notified and a legal notice was published in the Daily Reporter. No written or oral objections were received.

Tim Sylvester, Webb Wireless and Todd Bredehoeft, owner of the property were present to explain the application. Webb Wireless would like to build a 260' free standing cell tower on property leased from Todd Bredehoeft. The lease is for 99 years and conditions to remove the tower if it is no longer being utilized. There will be a 6' high chain link fence around the tower.

Following all discussion, motion by David Wyatt, seconded by Marilyn White to recommend to the Board of Adjustment that they approve the special use permit for Webb Wireless. All those present voted aye. Motion carried.

There being no further business, motion by David Kaus and seconded by Sharon McKeever to adjourn. All those present voted aye. Motion carried. The meeting adjourned at 7:34 p.m.

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Sharon McKeever, Secretary

The Clay County Zoning Commission meeting was called to order at 7:03 PM by Chairperson Keith Kruse.

Those in attendance were David Wyatt, Keith Kruse, David Kaus, Rita Smith and Tammy McKeever.

Motion by David Kaus, seconded by David Wyatt to approve the minutes from meeting number 275 held on April 29, 2013. All those present voted aye. Motion carried.

The time having arrived for petition 17-13 & 18-13 of Cooperative Energy Co., 1708 Pierce Avenue, Sibley, Iowa for a change in zoning from A-1 Agricultural to I-2 Heavy Industrial and for a special use permit for a bulk fuel storage facility on approximately 5.6 acres at 2250 330<sup>th</sup> Street in the Southwest Quarter of the Southeast Quarter of Section Thirty-One (31), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5<sup>th</sup> P.M., Meadow Township, Clay County, Iowa.

The zoning administrator explained the application and reported procedure to date. All property owners within 500 feet of the property were notified and a legal notice was published in the Daily Reporter. No written or oral objections were received.

Scott Tunik, Cooperative Energy Employee and Steve Robinson, PE for SHE were present to explain the application. Cooperative Energy intends to build a bulk fuel storage facility which will include 8 – 30,000 gallon above ground fuel tanks in a containment dike with load in and load out containment pads and 2 – 30,000 gallons above ground propane tanks and in the future they would like to build an office/warehouse building. The proposed services are primarily the storage and transfer of fuel products to be delivered and sold to offsite bulk customers. Alternate locations were discussed at length. The location would be less than 100’ from a creek which is a concern to some of the board members.

Following all discussion, motion by David Wyatt to recommend to the Board of Supervisors that they approve the Change in Zoning District from A-1 Agricultural to I-2 Heavy Industrial and to recommend to the Board of Adjustment that they approve the special use permit for a bulk fuel storage facility. Motion died for a lack of a second.

There being no further business, motion by Rita Smith and seconded by David Wyatt to adjourn. All those present voted aye. Motion carried. The meeting adjourned at 7:29 p.m.

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Tammy McKeever, Secretary Pro Temp

The Clay County Zoning Commission meeting was called to order at 7:35 PM by Chairperson Keith Kruse.

Those in attendance were David Wyatt, Keith Kruse, Marilyn White, Sharon McKeever and Tammy McKeever.

Motion by Marilyn White, seconded by David Wyatt to approve the minutes from meeting number 273 held on October 8, 2012. All those present voted aye. Motion carried.

Motion by Sharon McKeever, seconded by Marilyn White to retain the same slate of officers of Keith Kruse, Chairperson, and Sharon McKeever, Secretary. A Vice-Chairperson will be elected once L.R. Petersen's position has been filled. All those present voted aye. Motion carried.

The time having arrived for petition 02-13 of Thomas and Susan Herrick, 1840 280<sup>th</sup> Street, Spencer, Iowa for a special exception use permit for a residential care service located on the southeast corner of the Southwest ¼ of Section 4 Township 97 North, Range 37 West of the Fifth Principle Meridian, Summit Township, Clay County, Iowa.

The zoning administrator explained the application and reported procedure to date. All property owners within 500 feet of the property were notified and a legal notice was published in the Daily Reporter. No written or oral objections were received.

Thomas & Susan Herrick were present to explain the application. They would like to build an additional home on their property for staff.

Following all discussion, motion by David Wyatt, seconded by Sharon McKeever to recommend to the Board of Adjustment that this activity be considered Agriculturally Exempt. All those present voted aye. Motion carried.

The time having arrived for petition 03-13 of Allied Manatts Group LLC, 1000 South Grand Avenue, Charles City, Iowa for a special exception use permit for a portable concrete batch plant located in the Southeast Quarter of the Northeast Quarter of Section 8, Township 96 North, Range 37 West of the Fifth Principal Meridian, Riverton Township, Clay County, Iowa.

The zoning administrator explained the application and reported procedure to date. All property owners within 500 feet of the property were notified and a legal notice was published in the Daily Reporter. No written or oral objections were received. Chuck White was present but had no objections to the project.

Dick Stafford was present to explain the application. The portable concrete batch plant is registered with the IDNR. It is a five million dollar project. Project will begin April 1 and depending on weather will be completed by September 1, 2013. They will be supplying ready mixed concrete to the P.C.C. Pavement new/overlay project on M-44/32<sup>nd</sup> Avenue West, West 18<sup>th</sup> Street, and West 4<sup>th</sup> Street in Clay County.

Following all discussion, motion by Marilyn White, seconded by Sharon McKeever to recommend to the Board of Adjustment that the Board of Adjustment approve the special use permit of Allied Manatts Group LLC. All those present voted aye. Motion carried.

There being no further business, the meeting adjourned at 7:45 p.m. by general consensus.

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Sharon McKeever, Secretary