

The Clay County Zoning Commission meeting was called to order at 1:06 PM.

Those in attendance were David Wyatt, L.R. Petersen, Robert White, Keith Kruse, David Kaus, Sharon McKeever, Mike Houchins, and Tammy McKeever. Absent: Rita Smith. Special Guest included Steve Hallgren, Northwest Iowa Planning & Development. Others: Barry Anderson, Linda Swanson, David DeJong, Jerry Crew, Ann Sheridan, Barb Schomaker, Jim Christensen & Vince Davis, Farm Bureau Regional Manager.

Motion by David Wyatt, seconded by Robert White to approve the minutes from meeting number 264 and 265 held on November 8, 2010 and November 30, 2010, respectively. All those present voted aye. Motion carried.

Tammy McKeever addressed the board and explained that the Clay County Board of Supervisors had asked them to review written comments submitted by Farm Bureau. The Planning & Zoning Commission reviewed the comments and listened to verbal comment from the audience.

Barry Anderson, Farm Bureau President, reviewed concerns that Farm Bureau had with the proposed zoning ordinance. The Clay County Zoning Commission agreed with many of the changes and Steve Hallgren, Northwest Iowa Planning & Development, made those changes. The one item that was not agreed upon was item 2.2 Ag Exemption Determination. There was extensive discussion regarding this section.

All persons attending the meeting were not in favor of an agricultural exemption determination. The planning & zoning commission felt that needed to be included in the ordinance.

Following all discussion, it was moved by Robert White, seconded by L.R. Petersen, to recommend to the Board of Supervisors to approve the Clay County Zoning Ordinance with changes made by the zoning commission. All those present voted aye. Motion carried.

There being no further business, motion by David Kaus, seconded by L.R. Petersen to adjourn the meeting. All those present voted aye. Motion carried. Meeting adjourned at 3:02 PM.

Sharon McKeever, Secretary

The Clay County Zoning Commission meeting was called to order at 7:00 PM.

Those in attendance were David Wyatt, L.R. Petersen, Keith Kruse, David Kaus, Sharon McKeever, and Tammy McKeever. Absent: Rita Smith.

Motion by L. R. Petersen, seconded by David Kaus to approve the minutes from meeting number 266 held on April 11, 2011. All those present voted aye. Motion carried.

The time having arrived for the public hearing on petition number #05-11 of Iowa Lakes Regional Water, 1301 38th Avenue West, Spencer, Iowa for a special exception use permit for a wastewater treatment site in part of the East ½ of Section 18, Garfield Township lying West of the Chicago Milwaukee & St Paul Railway right of way, West of the 5th PM, 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 objections were received.

Kelly Grapler of Iowa Lakes Regional Water, Mindy Sylvester, Mayor of Webb and Tom Hanson, City of Webb were present to explain the application. Iowa Lakes Regional Water is petitioning to build a three (3) cell lagoon for the City of Webb. This will be a 0.19 million gallons per day plant with 5% growth figured in. There are approximately 90 users. The primary cell is 1.59 acres and the secondary cell is .79 acres. It is a gravity system to the creek with a valve. Samples during discharge will be taken by Iowa Lakes Regional Water staff. The system will be fenced.

Following all discussion, motion by David Kaus, seconded by David Wyatt to recommend to the Board of Adjustment to approve the application. All those present voted aye. Motion carried.

Clay County Zoning Administrator discussed a potential winery petition with the board. The way the new zoning ordinance is written a winery would have to rezone to commercial. The wine industry would prefer that this be a special use permit and the property remain zoned agricultural because of a law that was passed that wineries cannot be assessed commercial. This would keep it “cleaner” to have it zoned and assessed both as agricultural.

Motion by Sharon McKeever, seconded by David Wyatt, to recommend to the Board of Supervisors an amendment to the 2011 Clay County Zoning Ordinance by creating an agricultural use classification for “winery” and also to classify wineries as a special exception use within the A-1 Agricultural zoning district. All those present voted aye. Motion carried.

Election of Officers: Motion by Sharon McKeever, seconded by L. R. Petersen to retain the same slate of officers. All those present voted aye. Motion carried. Chairperson Keith Kruse, Vice-Chairperson L. R. Petersen and Secretary Sharon McKeever.

There being no further business, motion by David Wyatt, seconded by David Kaus to adjourn the meeting. All those present voted aye. Motion carried. Meeting adjourned at 7:50 PM.

Sharon McKeever, Secretary

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

Those in attendance were David Wyatt, L.R. Petersen, Keith Kruse, David Kaus, and Tammy McKeever. Absent: Rita Smith and Sharon McKeever

Motion by L. R. Petersen, seconded by David Wyatt to approve the minutes from meeting number 267 held on July 18, 2011. All those present voted aye. Motion carried.

The time having arrived for petition #06-11 of Paul & Sheila Thomsen, 1790 510th Street, Linn Grove, Iowa for a special exception use permit for a winery, tasting room, and party room located on approximately 4 acres in the North ½ of the SE ¼ of the SE ¼ of Section 32, Douglas 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 objections were received.

Paul & Sheila Thomsen were present to explain the application. They have approximately 3000 plants that can produce approximately 5,000 gallons of wine. There will be three levels with the garage and basement being utilized as the wine making areas. The building will be 50 X 28 and the garage will be 32 X 26. There are no odors associated with wine making, however, traffic is a concern for the owners.

Following all discussion, motion by David Wyatt, seconded by L. R. Petersen to recommend to the Board of Adjustment to approve the application. All those present voted aye. Motion carried.

Clay County Zoning Administrator indicated the next meeting will be Monday, August 29, 2011.

There being no further business, motion by David Kaus, seconded by David Wyatt to adjourn the meeting. All those present voted aye. Motion carried. Meeting adjourned at 7:27 PM.

Tammy McKeever, Secretary Pro-Temp