

COMMITTEE: ZONING/CONDITIONAL USE HEARING/BUKOVIC/STORAGE
DATE: THURSDAY, OCTOBER 12, 2023
TIME: 4:30 PM
PLACE: COUNTY BOARD ROOM

CALL TO ORDER

Chairman Karl the meeting to order at 4:30 p.m. and read the agenda

ROLL CALL

Present: Mike Miller, Ron Karl, Brian Piasini, Lloyd Fulcer and Scott Goode.

Absent:

Others Present: Jeannie Fannin (Zoning Administrator) and Sandy Beauchaine (Zoning Assistant)

Members of the Public included: Mike Bukovic, Mark Ferris, Curt Haga and Doug Drljaca.

APPROVAL OF THE AGENDA

Motion by Scott Goode to approve the agenda, second by Brian Piasini. All present voting (AYE).

Motion carried.

CONFIRM COMPLIANCE WITH OPEN MEETING REQUIREMENTS

Jeannie Fannin showed the affidavit of mailing and noted the posting of the notice on the east and west doors of the Courthouse and in the Forest Republican. Property owners within 500 feet of the property were notified by mail.

INFORM THE PUBLIC OF HEARING PROCEDURES (time for each speaker)

Karl informed the public that each speaker would be given 5 minutes.

MOTION TO OPEN THE PUBLIC HEARING

Motion by Mike Miller to open the public hearing, second by Lloyd Fulcer. All present voting (AYE).

Motion carried

READING OF THE APPLICATION

The application for a commercial storage unit was read by Fannin

COUNTY PRESENTATION (STAFF REPORT)

Jeannie informed the committee that this hearing was to re-open the tabled request from Mr. Bukovic. The committee had requested a CSM of the property. Mr. Bukovic now has the CSM and is ready to proceed with the hearing.

COMMENTS FROM THE PUBLIC (IF ANY)

Mark Ferris spoke on behalf of the Town of Hiles. The town feels that Mr. Bukovic has a history of non-compliance and wanted to know how the County would enforce any violations on this property. There was no other correspondence from neighboring property owners or concerned citizens.

COMMENTS FROM THE TOWN

Mark Ferris spoke under comments from the public. No further correspondence from the Town was received.

FINAL QUESTIONS FROM THE COMMITTEE

The committee traveled to Hiles to see the property and the stakes in place. It was determined that the building would need to be downsized in order for anyone using the storage units on the north end could drive in and out without trespassing on the DOT right-of-way. Mr. Bukovic agreed to downsize the building by 30ft. The building will be 20 x 120 running parallel with the highway and 20 x 50 running east and west on the property.

MOTION TO CLOSE THE PUBLIC HEARING

Motion by Scott Goode to Close the public hearing, second by Brian Piasini. All present voting (AYE). Motion carried.

DELIBERATION AND DECISION, ANNOUNCE DECISION

Scott Goode made a motion to approve the application for a storage unit building with the following conditions:

- Operating hours of 7 a.m. to 9 p.m.

- No outside storage

- One 6 x 8 sign to be hung on the building

- No rummage sales on the premises

- No business to be run out of this building

- Lighting for safety on the building but directed away from neighboring properties and highway

- Vegetative buffer between building and road.

- Traffic area large enough to accommodate trucks and trailers without trespassing on neighboring properties or the Right-of-Way

- All water run-off to be kept on this property and not towards neighboring property

- Lot graded to a maximum of 2% grade.

- No contamination or runoff in the wetland area.

- A 4ft retaining wall to hold the slope back behind the building

- Building no larger than 50 x 120 x 20

- No staging of gravel, top soil, pit run or any other material from the gravel pit

second by Brian Piasini. All present voting (AYE). Motion carried.

ADJOURN

Motion by Lloyd Fulcer, second by Brian Piasini to adjourn. All present voting (AYE). Motion carried. Public Hearing adjourned at 5:00 P.M.

These minutes are not official and are subject to change. They will be officially approved at the next scheduled Zoning meeting.