

McHenry County Zoning Commission

March 28, 2019

2:00 PM

The meeting was called to order by Larry Haman. Other members present were Bill Goodwin, Shawn Anderson, Tom Krumwiede, Roger Myers, Lyle Hendrickson and Darlene Carpenter.

A motion was made by Bill and seconded by Tom to approve the minutes from February 28th. Motion carried unanimously.

The public hearing was held for the Kasowski Farms application to build a shop/airplane hangar 125' from the center of Co Rd 19 located in the SW ¼ SE ¼ of Section 32-154-77. After doing some measuring, the applicant felt they could get by with a 136' setback, due to the existing cement pad. Kasowski mentioned, in hindsight, the cement was not poured in the correct location so they will need a variance to line the cement up with the building. Since this is located along a county paved highway, the board questioned if the setback distance could create any liability issues for the county. This question will be posed to the States Attorney. No one appeared in opposition. A motion was made by Shawn and seconded by Roger to recommend the variance be approved. Motion carried unanimously.

The public hearing was held for the Mayo Construction conditional use application to set up a portable asphalt plant in the NE ¼ NE ¼ of Sec 34-155-77. Aggregate Construction will be mining the gravel. No one appeared in opposition. A motion was made by Bill and seconded by Lyle to recommend the CUP be approved. Motion carried unanimously.

The public hearing was held for the Marvin Helland variance application to build a garage 45' to the center of 15th Ave NE located in the NE ¼ SE ¼ of Section 9-152-75. No one appeared in opposition. Mr. Helland's house is located within the 150' setback requirement as well as tree rows. The garage will be built between on the inside of the trees. A motion was made by Bill and seconded by Roger to recommend the variance be approved. Motion carried unanimously.

The board reviewed the following applications:

Richard O'Toole – storage shed
Colby Johnson – barn/garage

A motion was made by Roger and seconded by Shawn to approve these permits. Motion carried unanimously.

Ryan Latendresse met with the board to discuss his septic permit. The septic system installed for this structure was not originally permitted by First District Health and does not meet their standards. One main concern is the drain field is located across a driving path. Ryan explained that path is no longer there since the building expansion is using that area. The board asked Ryan to contact FDHU again to see if they would approve a permit now.

Joel Young and John Isom from Asgard Resources met with the board regarding the plans to start a sand plant on the Eaton property South of Denbigh. They are proposing to use Center Ave as their truck route, with 100-150 trucks per day. The operation would run 24-hours per day with approximately six men working per shift. This process would require 500-600 gallons of water per minute to wash the sand. The process would involve mining, washing and drying sand. If the sand is suitable for fracking purposes, the estimated operation of the plant is 25+ years. Larry Haman mentioned the county would not be receptive to allow use of Center Ave, since there are so many families living along that road. He suggested they find/build another route. The Asgard representatives will prepare an application for the next meeting.

At 3:10 PM, a motion was made by Lyle and seconded by Roger to adjourn. Motion carried unanimously.

ATTEST:

Darlene Carpenter, Auditor