

McHenry County Zoning Commission

February 27, 2025

9:00 AM

The meeting was called to order by Matt Zelinski. Other members present were Joe Weninger, Roger Myers, Mike Morey, Lance Johnson, Shawn Anderson and Zoning Admin Kristi Brodehl. Also in attendance was Max Schriock, Tracy Hubrig, David Ashley, Sandra Duchscherer, Jon Thomas and Tore Knudsen.

A motion was made by Mike and seconded by Roger to approve the December 12th minutes. Motion carried unanimously.

The public hearing was held for the conditional use application from Gravel Products to mine sand and gravel in the NW ¼ of Section 32-154-78. Max stated they plan to mine gravel, rock and sand, in which most of their hauling would be done in the winter. No haul road agreements have been made at this time. They currently plan to exit the pit on the east or west side and they plan to reclaim in stages as the mining progresses. They do have tanker trucks and water capabilities to control dust if needed and they have also submitted a noxious weed control plan. They have no projects as of date so they do not have a start date determined. David Ashley raised concerns about dust, noise and the water table. He mentioned the Karlsruhe aquifer is very shallow and was concerned with mining in the water table. Ashley stated there is a line in the NE portion of the defined mining area where the water table changes. Tore mentioned they have no intentions of mining below the water table. Ashley and Gravel Products will need to come to an agreement as to where the mining area will be located. A motion was made by Roger and seconded by Shawn to table the application until input is received from the two parties as to the mining line. Motion carried unanimously.

The public hearing was held for the variance request from Paul Thomas to replace the shelterbelt along 6th Ave N in the SW ¼ NW ¼ of Section 33-154-78, with a 45' setback. A motion was made by Roger and seconded by Mike to recommend the commissioners approve the variance. Weninger, Myers, Morey, Anderson and Zelinski voting aye. Johnson voting nay. Motion carried.

The board reviewed the following applications:

Russell Lunde – hunting lodge
Jonathan Lemer – shouse
Darin Niewoehner – pole building and 2 grain bins

A motion was made by Shawn and seconded by Roger to approve the Niewoehner permit. Motion carried unanimously.

A motion was made by Lance and seconded by Joe to approve the Lunde and Lemer permits upon receipt of the septic permits. Motion carried unanimously.

Matt mentioned there are several legislative bills this session relating to zoning.

At 10:30 AM, a motion was made by Mike and seconded by Joe to adjourn. Motion carried unanimously.

ATTEST:

Darlene Carpenter, Auditor/Treas