

**TURNER COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
TUESDAY, JANUARY 13, 2026
PARKER COMMUNITY BUILDING**

CALL TO ORDER

The Turner County Board of Adjustment meeting was called to order by Chairman Schmeichel at 11:00am.

ROLL CALL

Members Present:

- Chairman Schmeichel
- Commissioner Haase
- Commissioner Meyer
- Commissioner Ciampa
- Commissioner Benson
-

County Staff Present:

- Planning and Zoning Director Johnson
- State's Attorney Katelynn Hoffman

REORGANIZATION OF THE BOARD

Director Johnson asked nominations for Chairman. Commissioner Haase nominated Commissioner Schmeichel. The second was made by Commissioner Meyer.

Voice Vote: Yeas – All, Nays – None

Motion Carried

Director Johnson asked for nominations for Co-Chairman. Commissioner Haase nominated Commissioner Ciampa. The second was made by Commissioner Meyer.

Voice Vote: Yeas – All, Nays – None

Motion Carried

APPROVAL OF MEETING AGENDA

Chairman Schmeichel asked if there were any changes to the agenda. No changes were proposed.

Motion: Commissioner Meyer moved to approve the agenda.

Second: Commissioner Ciampa

Voice Vote: Yeas – All, Nays – None

Motion Carried

APPROVAL OF MEETING MINUTES

Chairman Schmeichel asked if there were any changes to the minutes from the December 16,2025 meeting. No changes were proposed.

Motion: Commissioner Haase moved to approve the December 16, 2025, meeting minutes.

Second: Commissioner Meyer

Voice Vote: Yeas – All, Nays – None

Motion Carried

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARINGS

Commissioner Benson stated he had a conflict and stepped off the board. Alternate Miller took his place for the hearing.

A public hearing was held for MRose Development Co. LLC / Jason Schumacher regarding a request to rezone property from the Agricultural District to the Lake Residential District. Director Johnson introduced the application and provided a staff analysis explaining the following: the application, site plan, and fee were submitted by the applicant. The applicant was made aware of the notice requirements for abutting and adjoining neighbors and was provided with the necessary mailing list and addresses. The applicant is requesting to rezone two portions of the property from Agricultural to Lake Residential. "Parcel 1" contains 7.515 acres and would consist of six lots according to the site plan. "Parcel 2" contains 7.041 acres and would consist of five lots according to the site plan.

Director Johnson reviewed relevant information from the Comprehensive Plan, including the Planning Policy Framework, Section 2 – Rural Areas. This section states that the area designated as Rural Areas on the Future Land Use Map is projected to remain agriculturally dominated. Both city residents and the farming community have an interest in preventing scattered and haphazard development patterns. Limiting future urban and rural conflicts is important to quality of life. Conflicts to be mitigated include increased noise, traffic, flooding and erosion from storm drainage, road maintenance concerns, odors, and groundwater pollution from septic systems.

The goal of this section of the Comprehensive Plan is to preserve rural areas for agricultural production and open space. Policies include preserving and protecting agricultural productivity by restricting non-farm residential development, maintaining a residential density of no more than one build site per quarter-quarter section, discouraging the splitting of land into fragmented parcels incapable of supporting farming activities, and protecting rural areas from uses incompatible with general farming practices.

Director Johnson noted that the Future Land Use Map does not show the area around Swan Lake as a transitional area for growth or change. She also explained the intent of the Agricultural District according to the zoning ordinance, which is to preserve agricultural lands for production beyond areas of planned urban development. Because agricultural activities and residential subdivisions are generally poor neighbors, concentrations of housing in the Agricultural District are discouraged. The intent of the Lake Residential District is to provide for orderly residential development around lakes.

Director Johnson explained the application process and the steps moving forward. The Planning Commission would provide a recommendation or disapproval to the County Commission. Following a 10-day notice period, the County Commission would hold two readings, with a decision made at the second reading. An effective date would follow.

Chairman Schmeichel confirmed that the board's role today was to provide a recommendation or disapproval of the application to the County Commission.

Christie Stewart spoke, stating that in two court sessions it was proven that Tony Ciampa was biased against this project during the previous application. Jason Schumacher stated that both courts had subpoenaed witnesses and that it was ruled Mr. Ciampa was incapable of being impartial and fulfilling the oath of office. Chairman Schmeichel asked States Attorney Hoffman to advise the board. Hoffman explained that this was not the finding of the court and that it is up to each board member to determine whether they have a conflict.

Chairman Schmeichel asked for questions for Director Johnson. She explained that the map shows two 2.5-acre parcels that were platted in the last six months. These are not part of the rezone and will remain in the Agricultural District.

Chairman Schmeichel invited the applicant to speak. Jason Schumacher introduced himself and explained the application. He stated they are proposing 11 lakefront properties, each approximately one acre in size, and addressed utilities and septic systems. Schumacher stated this is his first development project but that he has hired professionals to assist. He discussed his past work experience with the military and compared shoreline measurements of Swan Lake and Wall Lake. He referenced the county master plan and stated the proposed rezone would comply with its conditions and would be consistent with surrounding residential development.

Schumacher explained that he held a meet-and-greet about the project and felt it went well. He expressed concern that a neighbor had been allowed to build storage units, which he considered light industrial. He stated his main concern is that the project be done correctly. He explained he would sell the lots, the builders would be approved, and all rules would be followed. He addressed concerns about increased boats on the lake and did not believe it would be an issue. He discussed the tax benefits of additional development and stated he would like to see less bias toward the landowner, noting she has rights to her land. He stated he cares about the lake and hopes to move the project forward to the County Commission. Chairman Schmeichel asked if the board had questions for the applicant. He asked about the water source for the lots. Schumacher explained there is already a six-inch water line through the lots. The Chairman asked about builder covenants. Schumacher stated lots 2-7 would be designated for one builder unless another builder could demonstrate capability and responsibility. He would like builders to be vetted by himself and the lake association and stated he would like to be part of the Lake Association.

Alternate Miller asked Schumacher to repeat his credentials. Schumacher explained his background, including work on water mains in high school, employment as a power lineman for 20–30 years, construction experience, military deployment and combat engineering, real estate school, and current work in real estate. Miller questioned the timeline, and Schumacher explained that much of the work overlapped.

Commissioner Ciampa thanked Schumacher for his service and asked about the road and who would approve it. Schumacher stated the township would be involved and that the road was approved through the plating process. He stated he is not seeking local assistance with the road and has no expectation that the county or township will maintain it.

Ciampa asked about the flood zone. Schumacher stated Lot 1 would be partially in the flood zone and would need to be built up before construction. Commissioner Meyer discussed elevation requirements and building processes. Schumacher further explained that drain tiles are present and a rock trench will be designed to help control water flow.

Ciampa referenced Schumacher's earlier statement that if he lived on the lake, he might not want this project either. Schumacher explained he was trying to be empathetic and see both sides and stated he is open to questions from anyone.

Chairman Schmeichel opened the floor for those speaking in favor of the application.

Doug Berens spoke in favor, stating he lives near the project and has no concerns. He appreciates that the proposal is limited to lakefront lots and not a large development. He compared it to development that occurred 20 years ago and believes it will be positive for Turner County. He stated he is a member of the Lake Association but was speaking for himself. He also stated he helps with lake cleanup and told the applicant he would expect accountability if problems arise.

Christie Stewart spoke in favor, stating she is the landowner. She was born on the farm and wants to keep it in the family. She stated she owns 145 acres and is only proposing to remove 20 acres from agricultural use. She wants to preserve the property for future family members and be able to afford to remain on the farm.

Chairman Schmeichel opened the floor to those in opposition.

Steve Watkins spoke in opposition, stating he is the current chair of the Lake Association and was speaking on behalf of approximately 80 families. He described the Association's work with water quality and various state and local agencies. He expressed concerns about the developer's lack of experience, the capitalization of the LLC, and potential future expansion beyond this proposal. He expressed concerns about increased density, algae issues, and boat ramp usage. He asked the board to disapprove of the application.

Tamela Van Kalsbeek, president of the Swan Lake Association, spoke in opposition. She stated the staff report conflicts with the Comprehensive Plan, which calls for preserving agricultural land and limiting density to one building eligibility per quarter-quarter section. She stated the plan discourages land splitting and subdivisions in agricultural areas and that Swan Lake is not shown as a transitional area on the Future Land Use Map. She expressed concern that private promises are not enforceable by the county and urged the board to follow the Comprehensive Plan and disapprove the application.

John Beck spoke in opposition. He reviewed the site plan and expressed concerns about the lack of grading plans, steep slopes, erosion control, and lake access. He asked the board to disapprove of the application.

Chairman Schmeichel asked for rebuttal.

Jason Schumacher spoke in rebuttal. He stated he would not develop beyond this project and believes he has been accommodating throughout the process. He stated the proposed lots are in harmony with the lake and represent organized development. He questioned how Steve Watkins had information about project funding and insurance. Schumacher stated utilities and construction methods would follow standard practices and that his commitments could be legally binding. He stated he is willing to do whatever is necessary to protect the lake. He agreed that topography has been reviewed by professionals and stated many homes would not be full-time residences, which would reduce density impacts. He read a letter he had sent to neighbors and the Lake Association outlining construction rules, commitment to no further development, and preservation of the lake. He stated he plans to live on one of the lots to oversee the project and that the two remaining building eligibilities on the farmland would be located well away from the lake for at least 10 years.

Chairman Schmeichel closed public comment.

The board held discussion. Commissioner Ciampa asked Director Johnson about a hog confinement permit. Director Johnson explained some lots would not be eligible for building if the confinement were to proceed. Ciampa expressed concern about setbacks. Commissioner Miller stated the confinement meets required setbacks. Commissioner Meyer stated he would like to see an erosion plan, drainage plan, binding documents, and some form of road haul agreement. Meyer stated he felt items were missing to properly consider the application.

Chairman Schmeichel confirmed with States Attorney Hoffman that the application would move forward to the County Commission regardless of the board's recommendation. Hoffman confirmed this. Chairman Schmeichel noted the applicant could provide additional information to the County Commission.

Ciampa asked for the official plat. Maps were provided and discussed. Ciampa asked whether any lots were being sold; Schumacher stated he had received some interest. Ciampa asked about road access to the lots, and the site plan was reviewed. Alternate Miller confirmed with Hoffman that the previous application had been ruled in favor of the county by the Supreme Court.

Motion: Miller moved to approve a recommendation of approval to the County Commission.

Second: Haase

Roll Call Vote:

Haase – Yes

Meyer – No

Ciampa – No

Miller – No
Schmeichel – No
Motion failed

ADDITIONAL ITEMS

Subdivision Ordinance and comprehensive plan were discussed to be put on the next agenda. Dates for the DPS court sessions are set for February 26 and 27, 2026 in Salem.

NEXT REGULAR MEETING

February 10, 2026

ADJOURNMENT

Motion: Commissioner Meyer made a motion to adjourn the meeting at 12:45pm

Second: Haase

Voice Vote: Yeas – All, Nays – None