

CALL TO ORDER

THE TURNER COUNTY BOARD OF ADJUSTMENT MET ON TUESDAY MARCH 11, 2025, IN THE TURNER COUNTY COMMISSION ROOM. MEETING WAS CALLED TO ORDER AT 10:37AM.

ROLL CALL

MEMBERS PRESENT WERE CHAIRMAN SCHMEICHEL, COMMISSIONER MILLER, COMMISSIONER HAASE, COMMISSIONER CIAMPA AND ALTERNATE WIEMAN. COUNTY STAFF PRESENT WERE PLANNING AND ZONING DIRECTOR JOHNSON AND STATES ATTORNEY HOFFMAN.

APPROVAL OF MEETING AGENDA

CHAIRMAN SCHMEICHEL ASKED IF THERE WERE ANY CHANGES TO TODAY'S AGENDA. NO CHANGES PROPOSED. MOTION TO APPROVE TODAY'S AGENDA WAS MADE BY COMMISSIONER HAASE. THE SECOND WAS MADE BY COMMISSIONER MILLER. VOICE VOTE WAS TAKEN YEAS: ALL. NAYS: NONE. MOTION CARRIED

APPROVAL OF THE MEETING MINUTES

CHAIRMAN SCHMEICHEL ASKED IF THERE ANY CHANGES TO THE MEETING MINUTES FROM FEBRUARY 11, 2025. NO CHANGES PROPOSED. A MOTION TO APPROVE THE FEBRUARY 11,2025 MEETING MINUTES WAS MADE BY COMMISSIONER MILLER. A SECOND WAS MADE BY COMMISSIONER CIAMPA. VOICE VOTE WAS TAKEN YEAS: ALL. NAYS: NONE. MOTION CARRIED.

PUBLIC HEARINGS25

AT 10:37AM A HEARING WAS HLED FOR CENTRAL FARMERS COOPERATIVE WHO PETEPTIONED THE BOARD FOR A CONDTIONAL USE PERMIT TO OPERATE A GRAIN HANDLING AND STOARGE FACIILTY. REPRESENTING CFC WAS MARK FINCK, CEO AND ELLIOT BENSON, COO. THE REPRESNETAIVES PRESENTED THEIR APPLICATION TO THE BOARD. DISCUSSION WAS HELD WITH QUESTIONS BEING ANSWERED BY THE REPRESENTATIVES. THEY EXPRESSED THAT THE RECENTLY PURCHASED PARCEL OF LAND WOULD BE USED FOR GRAIN BINS AND A DUMP SITE, AS WELL AS MOVING THE CORN GRINDING OPERATION FROM THE TOWN OF VIBORG TO THE APPLICATION SITE. THEY EXPLAINED THAT THEY ARE STRUGGLING TO EXPAND WITHIN THE CITY LIMITS DUE TO AVAILABLE SPACE. OTHER DISCUSSION WAS HAD ABOUT THE SPEED LIMIT ON 291ST AND THE TRUCK TRAFFIC. REPRESENTATIVES DISCUSSED THE POSSIBILITY OF MOVING THE SCALE FROM THE NORTH SIDE OF 291ST TO THE APPLICATION SITE. NO OPPOSITION PRESENT. A MOTION WAS MADE BY COMMISSIONER CIAMPA TO APPROVE THE CONDITIONS USE PERMIT WITH THE CONDITION OF WORKING OUT A ROAD HAUL AGREEMENT WITH THE TOWNSHIP AND FILING IT IN THE PLANNING AND ZONING OFFICE. A SECOND WAS MADE BY COMMISSIONER HAASE. ROLL CALL VOTE WAS TAKEN YEAS: HAASE, WIEMAN, CIAMPA, MILLER SCHMEICHEL. NAYS: NONE. MOTION CARRIED.

AT 10:45 A HEARING WAS HELD FOR HEXAD FARMS LLC WHO PETITIONED THE BOARD FOR A CONDITIONAL USE PERMIT TO TRANSFER ONE BUILDING ELIGIBILITY. MIKE VAN HOVE WAS PRESENT FOR THE APPLICATION. MIKE EXPLAINED THE APPLICATION TO THE BOARD. DISCUSSION WAS HELD BY THE BOARD. APPLICANT PLANS TO TRANSFER ELIGIBILITIES TO CLUMP THEM TOGETHER. NO OPPOSITION PRESENT. MOTION BY

COMMISSIONER WIEMAN TO APPROVE THE CONDITIONAL USE PERMIT. A SECOND WAS MADE BY COMMISSIONER CIAMPA. ROLL CALL VOTE WAS TAKEN YEAS: HAASE, WIEMAN, CIAMPA, MILLER SCHMEICHEL. NAYS: NONE. MOTION CARRIED.

AT 10:50 A HEARING WAS HELD FOR HEXAD FARMS LLC WHO PETITIONED THE BOARD FOR A CONDITIONAL USE PERMIT TO TRANSFER THREE BUILDING ELIGIBILITIES. MIKE VAN HOVE WAS PRESENT FOR THE APPLICATION. MIKE EXPLAINED THE APPLICATION TO THE BOARD. DISCUSSION WAS HELD BY THE BOARD. APPLICANT PLANS TO TRANSFER ELIGIBILITIES TO CLUMP THEM TOGETHER. NO OPPOSITION PRESENT. MOTION BY COMMISSIONER WIEMAN TO APPROVE THE CONDITIONAL USE PERMIT. A SECOND WAS MADE BY COMMISSIONER HAASE. ROLL CALL VOTE WAS TAKEN YEAS: HAASE, WIEMAN, CIAMPA, MILLER SCHMEICHEL. NAYS: NONE. MOTION CARRIED.

AT 11:00AM A HEARING WAS HELD FOR JAMES EVEN WHO PETITIONED THE BOARD FOR A REZONE OF 3.24 ACRES FROM AG TO RURAL RESIDENTIAL. THE APPLICANT WAS IN ATTENDANCE AND PRESENTED HIS APPLICATION TO THE BOARD. APPLICANT REQUESTING THE REZONE TO HAVE LOTS FOR PURCHASE. BOARD ASKED QUESTIONS ABOUT THE UTILITIES AND DRIVEWAYS. APPLICANT STATES UTILITIES WOULD BE THROUGH THE CITY FOR ELECTRICITY AND WATER WOULD BE THROUGH TM RURAL WATER. TOWNSHIP WOULD BE HANDLING DRIVEWAY PERMITS SINCE THE 276TH IS A TOWNSHIP ROAD. BOARD DISCUSSION WAS HELD. NO OPPOSITION WAS PRESENT. MOTION BY COMMISSIONER CIAMPA TO RECOMMEND APPROVAL OF THE REZONE FROM AG DISTRICT TO THE RURAL RESIDENTIAL DISTRICT TO THE TURNER COUNTY COMMISSION. SECOND BY ALTERNATE WIEMAN. ROLL CALL VOTE WAS TAKEN YEAS: HAASE, WIEMAN, CIAMPA, MILLER SCHMEICHEL. NAYS: NONE. MOTION CARRIED.

AT 11:10AM A HEARING WAS HELD FOR JAMES EVEN WHO PETITIONED THE BOARD FOR A REZONE OF 6.49 ACRES FROM AG TO RURAL RESIDENTIAL. THE APPLICANT WAS IN ATTENDANCE AND PRESENTED HIS APPLICATION TO THE BOARD. APPLICANT REQUESTING THE REZONE TO HAVE LOTS FOR PURCHASE. BOARD ASKED QUESTIONS ABOUT THE UTILITIES AND DRIVEWAYS. APPLICANT STATES UTILITIES WOULD BE THROUGH THE SOUTHEASTERN FOR ELECTRICITY AND WATER WOULD BE THROUGH TM RURAL WATER. TOWNSHIP WOULD BE HANDLING DRIVEWAY PERMITS SINCE THE 276TH IS A TOWNSHIP ROAD. BOARD DISCUSSION WAS HELD. NO OPPOSITION WAS PRESENT. MOTION BY COMMISSIONER CIAMPA TO RECOMMEND APPROVAL OF THE REZONE FROM AG DISTRICT TO THE RURAL RESIDENTIAL DISTRICT TO THE TURNER COUNTY COMMISSION. SECOND BY ALTERNATE WIEMAN. ROLL CALL VOTE WAS TAKEN YEAS: HAASE, WIEMAN, CIAMPA, MILLER SCHMEICHEL. NAYS: NONE. MOTION CARRIED.

AT 11:20AM A HEARING WAS HELD FOR DUSTIN KOLBO AND LANDOWNER APPLEWOOD FARM LLC AND LORII ODLAND FOR A CONDITIONAL USE PERMIT TO TRANSFER ONE BUILDING ELIGIBILITY. DUSTIN KOLBO WAS IN ATTENDANCE FOR THE MEETING AND PRESENTED THE APPLICATION. BOARD ASKED QUESTIONS ABOUT UTILITIES AND DRIVEWAY. APPLICANT STATES UTILITIES ARE NEARBY AND THERE IS ALREADY A FIELD APPROACH/DRIVEWAY TO THE PARCEL OF LAND. BOARD DISCUSSION WAS HELD. NO OPPOSITION PRESENT. MOTION BY COMMISSIONER MILLER TO APPROVE THE CONDITIONAL USE PERMIT. SECOND BY COMMISSIONER HAASE. ROLL CALL VOTE WAS TAKEN YEAS: HAASE, WIEMAN, CIAMPA, MILLER SCHMEICHEL. NAYS: NONE. MOTION CARRIED.

PUBLIC COMMENT

THERE WAS NO PUBLIC COMMENT.

ADDITIONAL ITEMS

ADDITIONAL ITEMS WERE DISCUSSED. NO ACTION WAS MADE. NEXT SCHEDULED MEETING COULD POSSIBLY BE IN APRIL IF APPLICATIONS COME IN TIME.

ADJOURNMENT

MOTION BY COMMISSIONER MILLER TO ADJOURN THE MEETING AT 11:30AM. SECONDED BY ALTERNATE WIEMAN. VOICE VOTE WAS TAKEN YEAS: ALL. NAYS: NONE. MOTION CARRIED.