I. **Call to Order**

The meeting was called to order by TenCate at 7:00 p.m.

II. **Adopt Agenda**

Dela-Rosa Pearn moved to adopt the agenda as presented. Postmus seconded the motion, which passed unanimously.

III. **Approval of Minutes**

Mierle moved to approve the minutes of the February 23, 2023 meeting as presented. Postmus seconded the motion, which passed unanimously.

IV. **Public Comment**

A time for public comment was provided. There were no comments.

V. **Losee: Accessory Building Authorization – 15715 148th Ave**

Mierle recused himself as he is a neighbor of the applicant.

Hill informed the board and the applicant that due to only three board members being present any decision would need to be unanimous. The board may table the application for a future meeting with a larger board if desired.

Todd Losee presented his request for an extra 98 square feet beyond that allowed by right for an addition to his accessory building. The south stall is 12 by 42, and he wants to put the same sized stall on the north side. This adds 504 square feet to the building, for a total of 1698 square feet. The request is important because it allows for the building to be symmetrical. Due to changes in the Zoning Ordinance related to accessory buildings when the original building was installed, he was unable to complete the entire building. This addition will allow the building to look complete.

Dela-Rosa Pearn asked about wetlands to the right of the building, and if the addition would be installed on a slab. Losee stated it will be installed on a slab. The addition will not go past the existing dolomite path. He will add landscape rocks and a new 5-foot dolomite path. The ground is usually dry, except in the spring.
TenCate clarified that the side setback requested is 20 feet.

The public hearing was opened at 7:10pm.

Drew Brackett, 15751 148th Ave, the neighbor to the north, which is the side with the accessory building, stated he will not see the building. He has no problem with the request.

Larry Mierle, 15057 Boom Rd, the neighbor to the west stated he has no problem with the request.

Motion by dela-Rosa Pearn, support by Postmus, to close the public hearing at 7:12pm. The motion was approved unanimously.

The board reviewed the criteria for an accessory building authorization. They found that a landscaping plan was not required due to the nature of the site. Losee noted that he has proposed adding some plants on the north side of the building. The board did not believe a restrictive covenant was necessary for this site. All other criteria were considered and deemed to be compliant.

Dela-Rosa Pearn made a motion, support by Postmus, to approve the accessory building authorization as presented at 15175 148th Ave, as the request complies with all of the review criteria in Section 306 F of the Zoning Ordinance, with the following conditions:

1. The applicant will comply with any other local, state, and federal laws, and
2. The applicant will comply with all verbal representations.

A roll call vote was taken. The motion was approved unanimously.

VI. Adjournment

Postmus moved to adjourn the meeting at 7:19pm with support from TenCate. With a unanimous vote, the motion passed.

Respectfully submitted,

George Postmus, Secretary
Zoning Board of Appeals