

JO DAVIESS COUNTY
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MEETING MINUTES
SEPTEMBER 24, 2025

I. Call to Order

Chairperson Huschitt called the meeting to order at 7:00 PM on Wednesday, September 24, 2025 in the Jo Daviess County Highway Department Hanover, Illinois.

II. Roll Call

Planning Commission Members responded to roll call as follows: Present – Peter Huschitt, Steve McIntyre, Ron Mapes, Don Hill, Gary Diedrick. Present: 5. Absent – None. Absent: 0.

Staff and County Board Members Present: Robert Heuerman, County Board Liaison, William Meeker, P&D Dept. Admin.; Melissa Soppe, P&D Dept. Office Manager

III. Establishment of a Quorum

It was noted on the Agenda a Closed session, Possible Actions as a Result of Closed Session, and Board Member Concerns, these were inadvertently left in there on the template and do not apply to this board, no action will be taken on these items and will be deleted.

Diedrick noted that the hearing date on the Staff Reports that were sent out are incorrect.

IV. Approval of Minutes

A. Review and Approve the Minutes of the Regular Meeting of August 27, 2025.

A motion to approve the August 27, 2025 minutes was made by McIntyre and seconded by Diedrick.

Roll call vote. Ayes – Don Hill, Steve McIntyre, Ron Mapes, Peter Huschitt, Gary Diedrick. Ayes: 5. Nays – None. Nays: 0. Absent – None. Absent: 0.

Administration of Oath:

Huschitt administered the oath to those present and via zoom who want to testify on any request this evening.

V. Unfinished Business

None

VI. New Business

- A. CASE NO 25-38: Buckhill Properties LLC (Donald L Wolf Jr/David M Wolf Sr/Rebecca R Evans/Deann J Dinelli, 44 N Virginia ST, Crystal Lake, IL 60014), petitioners/owners; Variance from the front-yard setback requirement in the Agricultural (AG) District for a new home that is to be constructed following demolition of an existing residence that is to be licensed for Guest Accommodations, to permit a front setback from the centerline of Buckhill RD of 54.23-feet where 80-feet is required (Sections 8-3A-6 A 1 c and 8-5B-46 B 4c 3 of the Jo Daviess County Zoning Regulations) and from the rear-yard setback requirement (Section 8-3A-6 A 3 of the Jo Daviess County Zoning Regulations) to permit a 37.53-foot setback where a 40-foot setback**

would normally be required; on property zoned AG (Agricultural). Property located at 8285 W Buckhill RD, Galena, IL 61036

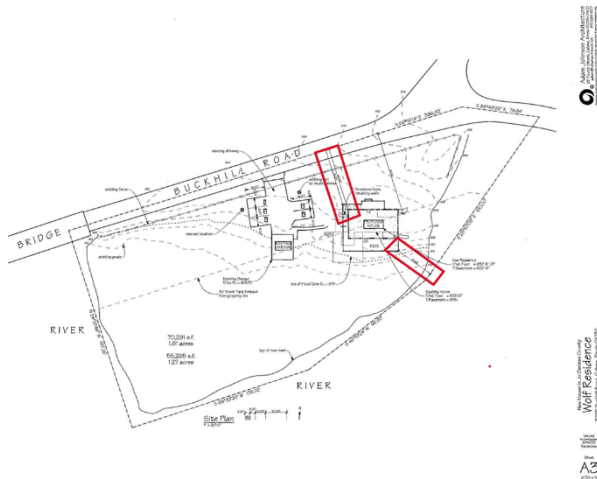
ZONING DISTRICT: Agricultural (AG)
ACRES: 1.61-acres
PARCEL NO: 06-000-033-06

- Wastewater Treatment: The soil investigation for the property identified a small location for the installation of a new septic system with no room for expansion to serve this new residence. The property owner will be required to seal two wells and drilling of a new well further from the location of the new residence. A septic system cannot be installed in a floodplain.
- Access Considerations: The property has 250 feet of sight distance to the north, which equates a design speed of 25 miles per hour. There is more than enough sight distance to the south. The driveway is in the best location.
- Other Considerations: The 1.61-acre property is zoned Agricultural (AG) and is presently the site of a 1,324 square foot home that is to be demolished and replaced with a new residence. The petitioner ultimately wishes to obtain a Guest Accommodations License for the home.
- The property location diagram (below) shows the extent of the flood zone that affects the placement of structures and the septic system on the site. Given the restrictions placed on development of the property by the presence of the flood zone, variances are requested from the front-yard setback requirement to permit a front setback from the centerline of Buckhill RD of 54.23-feet where 80-feet is required (Sections 8-3A-6 A 1 c and 8-5B-46 B 4c 3 of the Jo Daviess County Zoning Regulations) and from the rear-yard setback requirement (Section 8-3A-6 A 3 of the Jo Daviess County Zoning Regulations) to permit a 37.53-foot setback where a 40-foot setback would normally be required.

Property Location (Showing FEMA Flood Zone)



Red Outlines Denotes Locations of Variances



Don Wolf, owner, 10540 Bullvalley Dr, Woodstock IL 60098

Buckhill Properties is myself, my two sisters, and my brother. My dad bought the farm and we grew up on Buckhill Road here just north a little bit and so we have been there for 52 years and this is our home. When this came up for sale we bought it and in the basement the floor joists are railroad ties and the house has a bad odor to it. The septic is in the floodplain and we just want to improve upon it and use it for our family.

Meeker states that per the image shown on the screen, the yellow line represents the required setbacks and the red line shows the proposed setbacks.

Soppe states the lines are the other way around — yellow represents the proposed setback and the red line shows the required setbacks.

Don Wolf, owner

The house will be at the same plane that it is right now, so it will be in the same place as far as distance from the road that it has been for the last 50 years.

McIntyre asks if it will be on the same foundation.

- Don Wolf states no, it is a cinder block foundation and then every once in a while when it would flood the basement would flood so we are going to hold it 2.5 to 3 feet higher than the flood plain elevation. There are some old water marks in the garage where I could see how high it got so we are going to be higher than any of the stain marks in the garage. It is not someone from the city coming in and making this rental and make money. We do want to have the opportunity to rent it out because we are not there all the time and it would be nice, it is such a beautiful location and to share it with the rest of the world.

Huschitt asks if you could try and quantify how much and how often you see you or your family members using the property versus Guest Accommodations use.

- Don Wolf states that I will be staying there most of the time, but I am not really sure. All holidays my family comes up to our house so the main holidays we will be at the house. It is more of to be able to rent it out if we want to.

Huschitt asks how often do you see yourself renting it out, what is your business plan.

- Don Wolf states that there is no business plan. We are going to use it for ourselves and having the option to rent it out, but not on the holidays.

Diedrick asks if the garage is going to remain.

- Don Wolf states yes.

Mapes states that you said the septic system is in the flood plain.

- Don Wolf states yes we are pretty sure it is. There is no record of any permits ever for that. The only place to put it is in the front of the house between the house and the road that is not in the flood plain. When we did the soil test spots we did not hit any septic lines.

Huschitt asks if we can go over the site distances again. I know that is not part of the variance request.

- Meeker states that it is in the best location. The property has 250 feet of site distance to the north which is a design speed of 25 MPH. I believe Dylan, Acting County Highway Engineer, is doing a speed study for the property, which is not related to this, but to the Guest Accommodations.
- Soppe states that it could possibly be related to this.

Public Testimony Opened

None

Public Testimony Closed

Huschitt asks if any neighbors called with comments, questions, or concerns.

- Meeker states nothing was received.

Huschitt states that we will have two separate motions tonight - one being from the front yard setback

Soppe states that it will also be for the rear setback.

Meeker states they are doing two motions.

Soppe states that you have the building setbacks from the front and the rear separate from the Guest Accommodations. The building portion they are asking from the front and rear setback. The Guest Accommodations is only the front.

Huschitt states we have a staff report and that is all we can act on.

Soppe states that it is in there.

Meeker states I thought the rear setback was what was effected, or is it the front setback that is effected by the Guest Accommodations.

- Soppe states yes it is the front setback for the Guest Accommodations. The rear setback in the Guest Accommodations is 30 feet, so he will be fine with that.
- Meeker states that the front setback is slightly higher, so it is the standard for Guest Accommodations that is applied to the front setback. The setbacks are as listed.
- Huschitt states that is what I stated.
- Soppe states that if you are doing the building setbacks, it would be the front and the rear setback. Then you will have to do one for the Guest Accommodations for the front setback.
- Meeker states that I think they can do that as one motion because it is in the staff report.
- Soppe states with the different uses.
- Meeker states that it is the setback that is applicable. We identify in the staff report that it is for the Guest Accommodations License, which implies that it is a greater setback, so I think they can do one motion for each variance.

Hill states that there was not a lot of parking when I was there. Where are they going to park?

Don Wolf states that on the site plan it shows 5 parking spaces.

Soppe states they will have to modify what is existing.

Standards for Variations — The Zoning Board of Appeals shall make findings of fact based upon the evidence presented to it specifying the reason for making such variation, including findings with respect to the following standards:

- a. The physical surroundings, shape, or topographical conditions of the specific property will cause practical difficulties or a particular hardship to the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out. True: (Why) **YES** False: (Why)
- b. The conditions upon which a petition for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property within the same zoning classification. True: (Why) **YES** False: (Why)
- c. The purpose of the variation is not based exclusively upon a desire to make more money out of the property. True: (Why) **YES** False: (Why)
- d. The alleged difficulty or hardship is caused by this ordinance and has not been created by persons presently having an interest in the property. True: (Why) **YES** False: (Why)
- e. The granting of the variation will not alter the essential character of the locality, and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. True: (Why) **YES** False: (Why)
- f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public street, or increase the danger of fire or flooding, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. True: (Why) **YES** False: (Why)
- g. The variation requested is the minimum variation that will make possible the reasonable use of the land or structure. True: (Why) **YES** False: (Why)

A motion to approve CASE NO 25-38 Front Setback: Buckhill Properties LLC (Donald L Wolf Jr/David M Wolf Sr/Rebecca R Evans/Deann J Dinelli, 44 N Virginia ST, Crystal Lake, IL 60014), petitioners/owners; for a variance from the front-yard setback requirement in the Agricultural (AG) District for a new home that is to be constructed following demolition of an existing residence that is to be licensed for Guest Accommodations, to permit a front setback from the centerline of Buckhill RD of 54.23-feet where 80-feet is required (Sections 8-3A-6 A 1 c and 8-5B-46 B 4c 3 of the Jo Daviess County Zoning Regulations); property zoned AG (Agricultural). Property located at 8285 W Buckhill RD, Galena, IL 61036 was made by Diedrick stating the following:

1. Standards for variance have been reviewed and met.

Seconded by Hill

Roll call vote. Ayes — Steve McIntyre, Ron Mapes, Peter Huschitt, Gary Diedrick, Don Hill. Ayes: 5. Nays — None. Absent: 0.

A motion to approve CASE NO 25-38 Rear Setback: Buckhill Properties LLC (Donald L Wolf Jr/David M Wolf Sr/Rebecca R Evans/Deann J Dinelli, 44 N Virginia ST, Crystal Lake, IL 60014), petitioners/owners; for a variance from the rear-yard setback requirement in the Agricultural (AG) District for a new home that is to be constructed following demolition of an existing residence (Section 8-3A-6 A 3 of the Jo Daviess County Zoning Regulations) to permit a 37.53-foot setback where a 40-foot setback would normally be required; on property zoned AG (Agricultural). Property located at 8285 W Buckhill RD, Galena, IL 61036 was made by Hill stating the following:

1. Standards for variance have been reviewed and met.

Seconded by Mapes

Roll call vote. Ayes – Ron Mapes, Peter Huschitt, Gary Diedrick, Don Hill, Steve McIntyre. Ayes: 5. Nays – None
Nays: 0. Absent – None. Absent: 0.

- B. CASE NO 25-39: Steven & Kimberly Weber (8373 N Badger RD, East Dubuque, IL 61025), petitioners/owners; Variance from the maximum floor area for non-agricultural accessory structures in the Agricultural (AG) District to permit the construction of a 960 square foot addition onto an existing accessory building, where the total floor area of accessory buildings on the property exceeds the 5,000 square foot maximum permitted by Section 8-3A-4 B 2 of the Jo Daviess County Zoning Regulations; the property presently contains roughly 19,500 square feet of accessory buildings; on property zoned AG (Agricultural). Property located at 8101 N Badger RD, East Dubuque, IL 61025**

ZONING DISTRICT: Agricultural AG
ACRES: 5.01-acres
PARCEL NO: 05-000-620-12

- Wastewater Treatment: A septic system will be required in the future if plumbing is added to the building. The Variance request should not affect any future system. There is a septic tank pumping report for a tank serving the existing shop building. Any existing system should be located and protected during construction.
- Access Considerations: The property has 237 feet of sight distance to the North which equates a design speed of 20 miles per hour. There is 686 feet of sight distance to the South which equates a 60 miles per hour design speed. Due to the hill the driveway is not ideal but is in the best location for this property.
- Other Considerations: The subject property includes 5.01 acres of land area, is zoned Agricultural (AG) and is situated within Dunleith Township on the East side of N Badger RD adjacent to the City of East Dubuque. Weber Concrete has been operating on the site since the 1970s.
In 2018 (Case No 18-03) the PC/ZBA considered requests for a Special Use Permit to “legalize” the existing business and a Variance to permit a total of 7,344 square feet of non-agricultural accessory buildings on the property where the maximum floor area permitted was 3,600 square feet. The PC/ZBA ultimately approved the Variance request and recommended approval of the Special Use Permit; the County Board approved the Special Use Permit on March 13, 2018.

In 2022, the petitioners requested a Variance to allow an additional 4,000 square feet of building area (an existing structure was removed and replaced with a new structure elsewhere on the property). This request was approved by the PC/ZBA on October 26, 2022.

Weber Concrete continues to operate on the property. Current Zoning Regulations limit the maximum floor area of non-agricultural accessory buildings to 5,000 square feet for the subject site (the regulations were amended in 2023). The petitioner indicates that there is currently 19,500 square feet of buildings on the property, exceeding the permitted maximum by 14,500 square feet. The petitioner proposes to construct a 960 square foot addition onto an existing structure (see diagram on next page), increasing the total building floor area on the property to 20,460 square feet. The increase in total building square footage is requested to permit construction of another addition on the property to house equipment used in the business.

Property Location



Red Outlines Denotes Location of Addition



Nick Weber, 8379 Badger Road, East Dubuque, representing owner

Add more space for storage.

Huschitt is wondering like on this request they have come to us a few times over the years, which I am not saying anything is wrong with that, is there another method to try to follow if they wanted to expand again versus asking for the variances each time.

- Meeker states that not under the current code. The current code only allows us to process it this way.

Huschitt asks if they wanted to try and rezone it to commercial. Would that help? I am not suggesting that.

- Meeker states that conceivably it might affect the number of accessory buildings on the property, but we would have to research that further, depending on the zoning district. As it is zoned currently, this is the only option.

Hill asks with all the trailers or storage pods on their, how does this affect the square footage of storage.

- Meeker states that is probably where he is, is that included with the 19,500.
- Nick Weber states that I don't think those are counted in that.
- Meeker states that they are not really structures, they are temporary, they are like equipment on the property.
- Soppe states that Andy does issue building permits for the storage containers, I don't know if there are on these, but to put something like that there is a building permit that is required if it is over 120 square feet.
- Hill states that there are a lot of them. I was wondering if that was included in the amount of storage.
- Meeker states that looking back at the number of buildings on the property and what was approved previously, something tells me that they are included in that 19,000, because that number increased significantly from the last time. My gut tells me that they are probably included in the 19,000 because when I look at this photo versus a prior photo from when the second request approved, the larger buildings don't look that much different. I am assuming they are included in the 19,000.

Public Testimony Opened

None

Public Testimony Closed

Huschitt states that my question was just for clarification. It is a long time established business, if we can improve a property with an enclosed structure. They are trying to maximize the use of the property.
Diedrick asks if any commends from adjoining landowners.

- Meeker states none.

McIntyre states there is a lot of impervious surface on this lot. When does he meet the maximum?

- Meeker states that we would have to check into that, the impervious.
- Soppe states that there is nothing for the AG District, that is only if you are in the Special Use for the Silurian area, which is 1/2 acre. I don't think there is a lot coverage requirement in the AG District.
- Meeker states the only thing is the accessory area.

McIntyre asks if the other buildings were built before the ordinance.

- Meeker states some of them were and some were not.
- Soppe states the difference in the sizes requests from previous years was because the standard was different when they came through the last time. The existing structures that were there didn't count toward the square footage at that time because it was excluded in the ordinance for that, so anything new above the requirement is what had to be asked for the variance. Now everything has to be counted for the non-agricultural accessory area.

Standards for Variations — The Zoning Board of Appeals shall make findings of fact based upon the evidence presented to it specifying the reason for making such variation, including findings with respect to the following standards:

- a. The physical surroundings, shape, or topographical conditions of the specific property will cause practical difficulties or a particular hardship to the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out. True: (Why) **YES** False: (Why)
- b. The conditions upon which a petition for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property within the same zoning classification. True: (Why) **YES** False: (Why)
- c. The purpose of the variation is not based exclusively upon a desire to make more money out of the property. True: (Why) **YES** False: (Why)
- d. The alleged difficulty or hardship is caused by this ordinance and has not been created by persons presently having an interest in the property. True: (Why) **YES** False: (Why)
- e. The granting of the variation will not alter the essential character of the locality, and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. True: (Why) **YES** False: (Why)
- f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public street, or increase the danger of fire or flooding, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. True: (Why) **YES** False: (Why)
- g. The variation requested is the minimum variation that will make possible the reasonable use of the land or structure. True: (Why) **YES** False: (Why)

A motion to approve CASE NO 25-39: Steven & Kimberly Weber (8373 N Badger RD, East Dubuque, IL 61025), petitioners/owners; for a variance from the maximum floor area for non-agricultural accessory structures in the

Agricultural (AG) District to permit the construction of a 960 square foot addition onto an existing accessory building, where the total floor area of accessory buildings on the property exceeds the 5,000 square foot maximum permitted by Section 8-3A-4 B 2 of the Jo Daviess County Zoning Regulations; the property presently contains roughly 19,500 square feet of accessory buildings; on property zoned AG (Agricultural). Property located at 8101 N Badger RD, East Dubuque, IL 61025 was made by Mapes stating the following:

1. Standards for variance have been reviewed and met.

Seconded by Huschitt

Roll call vote. Ayes – Peter Huschitt, Gary Diedrick, Don Hill, Steve McIntyre, Ron Mapes. Ayes: 5. Nays – None
Nays: 0. Absent – None. Absent: 0.

C. CASE NO 25-40: Hania L Watson 2022 Revocable Trust Agreement (Hania L Watson, Trustee – 2237 JoAnn DR, Dubuque, IA 52002), petitioner/owner; Special Use Permit to allow the construction of a single-family residence on a property containing fewer than 40-acres; on property zoned AG (Agricultural). Property located at 4565 NE Miner RD, Galena, IL 61036

ZONING DISTRICT: AGRICULTURAL AG
ACRES: 5.77-acres
PARCEL NO: 08-000-054-00

- Wastewater Treatment: A septic system was installed on this property in 2018 to serve a bathroom in a barn on the property; the location of the proposed residence appears to be where the drain field for this system is installed. A soil investigation will be needed to determine a location for a replacement system for the barn and the new residence.
- Access Considerations: The property has 731 feet of sight distance to the north and 275 feet to the south. The driveway is in the best location.
- Other Considerations: The subject property is zoned Agricultural (AG); contains 5.77 acres of land area; and is developed with three accessory buildings and a small swimming pool. The County's Comprehensive Plan guides the property for agricultural usage. The petitioner wishes to construct a single-family dwelling on the property (see site plan below). Since the property is less than 40-acres in area within an AG Zone, construction of the residence requires approval of a Special Use Permit.
- LESA: A Land Evaluation Site Assessment (LESA) was conducted to assist the PC/ZBA with their analysis of the requests. The Land Evaluation Score for the 5.76-acre parcel is 55.58; the Site Assessment Score is 136, resulting in an overall LESA Score of 191.58 for the property. This property includes 3.4-acres of farmland of Statewide importance.

Property Location

Huschitt asks about the use of the land, being 5.7 acres. What do you do with the property? Is it all mowed?

- Hania Watson states that there are mowed walking paths, we have fruit trees there, a lot of it is growing in wildflowers. There is no business of any kind.
- Huschitt states I don't see the use of the 5 acres changing if the home was there.

Diedrick asks if the property has ever been farmed that you are aware of.

- Hania Watson states not that I am aware of. The owners before me, I have owned the property for 6-7 years, the owners before me did a very similar thing. Gil VanderSchot states there was an old home that was there. The barn is an old barn, it has been there a long time.

Hill comments on the mowing of your walking paths and was trying to guess where a house was previously.

- Hania Watson states that I have vegetables growing.

Huschitt states that we have a process here and try to preserve our farming area and have that responsibility. I view this as an existing site, not changing the area or the neighborhood. I view this as a positive.

Public Testimony Opened

None

Public Testimony Closed

Huschitt comments on the site distance. I would just recommend clearing back the trees at the entrance. The trees make the access a little bit difficult. I checked before I pulled out, but still in a short time multiple cars came down the road.

Analysis Of Standards For A Special Use Permit: After considering all the evidence and testimony presented at the public hearing, this Board makes the following analysis of the Standards for A Special Use Permit as referenced in Article 2d, 8-2d-4 Necessity to Meet Standards of the Jo Daviess County Zoning Ordinance.

- The establishment, maintenance or operation of the Special Use will not be detrimental to, or endanger, the public health, safety, or general welfare. True: (Why) **X** False: (Why) Not Conclusive: (Why) Basis:
- The special use will not be injurious to the use and enjoyment of other property within the immediate vicinity for the purposes already permitted, or substantially diminish and impair values within the neighborhood. True: (Why) **X** False: (Why) Not Conclusive: (Why) Basis:
- The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. True: (Why) **X** False: (Why) Not Conclusive: (Why) Basis:
- Adequate utilities, access roads, drainage, and/or other necessary facilities have been, or are being provided. True: (Why) **X** False: (Why) Not Conclusive: (Why) Basis:
- Adequate measures have been, or will be taken, to provide ingress and egress designated to minimize traffic congestion in public streets. True: (Why) **X** False: (Why) Not Conclusive: (Why) Basis:
- The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. In addition, the special use shall meet any applicable standards set forth in this ordinance which specify additional standards to the specific special use as defined in this ordinance. True: (Why) **X**

False: (Why)

Not Conclusive: (Why)

Basis:

Diedrick asks if any comments from neighbors

- Meeker states one neighbor called - Steinle and has no objection and a letter from Carlson emailed with no concerns.

A motion to recommend approval of CASE NO 25-40: Hania L Watson 2022 Revocable Trust Agreement (Hania L Watson, Trustee – 2237 JoAnn DR, Dubuque, IA 52002), petitioner/owner; for a Special Use Permit to allow the construction of a single-family residence on a property containing fewer than 40-acres; on property zoned AG (Agricultural). Property located at 4565 NE Miner RD, Galena, IL 61036 was made by McIntyre stating the following:

1. Special Use Standards were reviewed and met.
2. LESA score was under 200.

Seconded by Huschitt.

Roll call vote. Ayes – Gary Diedrick, Don Hill, Steve McIntyre, Ron Mapes, Peter Huschitt. Ayes: 5. Nays – None. Nays: 0. Absent – None. Absent: 0.

VII. Citizens' Comments (Matters not Otherwise on the Agenda)

None

VIII. Reports and Comments

Diedrick asks about the courthouse project update.

- Meeker states that they are hoping to be moving into the courthouse in mid-October. We will most likely not hold our meeting up there until after they get situated and all audio-visual equipment is working properly.
- McIntyre asks when you send out the agenda, if the meeting location changes, please highlight that.
- Mapes asks where are we going to park.
- Meeker states that the parking on the Courthouse lot and the adjacent parking lot on Meeker Street are public parking; staff parking is located on Meeker Street, downhill near the foundry.

Steve McIntyre and Bill Meeker - Ad Hoc Zoning Committee meeting was held and we reviewed the Guest Accommodation recommendations that Board Member Mike Dittmar had, so that will be moving forward in the recommendation. Brian Engle reviewed the Use Table, he ran it through ChatGTP and came up with an interesting concept that I will try applying to things that come to us now to see if it actually works. Steve has agreed to look at the LESA for our next meeting. McIntyre states that he looked at our LESA scoring to the State recommended scoring system, there are different weights and questions. We have what percentage of the surrounding area is agricultural, the state does not have that question. We also have question about Comprehensive Plan, state does not have that one either. McIntyre will be recommending that we only look at the disturbed ground instead of the entire acreage of the parcel, example if they have 39 acres, but the house will only sit on 1 acre, we weight the entire line as 39 acres and that may be too harsh. I talked to Soil & Water Conservation and they said the same thing that we should only look at the disturbed ground. The other portion of the property may still be farmed and producing things.

Huschitt states that I asked for the LESA scoresheet for Watson to be able to speak to your topic. It helps me to

look at the scoresheets to see what is calculated. In my mind the parcel is not changing, the use is not changing, that should be treated differently than it was 5 acres that we are carving out of the adjacent farm field.

McIntyre states how do you codify that?

Soppe states that at one point it was part of a larger farm.

Meeker states that we will attach the LESA scoresheets with any future requests.

Huschitt asks how do we get the method to follow.

Soppe states that the other thing is like the request tonight, I get that they said they were ready to submit building permit, but not everybody would be at that point, so how do we know that disturbed area, they will have to spend money to find that out with a contractor. Septic field and well.

McIntyre states that those types of things are nice to know at this meeting.

Soppe states like tonight the house location was where the existing field is for the barn.

Huschitt states that your point is well taken, Soppe, we need to know how big the home is. We may get a lot of the information from the site plan.

Soppe states then if they have to make a change, how do you deal with that?

McIntyre states that survey tonight was probably a \$2,000 survey, which some may not want to go to that expense, but the extra information that is on there is awesome, which they ultimately will need. What if we turn it down, which they have already spent that money for the survey.

Welcome Bob Heuerman back.

Bob states that 2% of the people survive what I have.

IX. Board Member Concerns

None

X. Adjourn

Motion to adjourn was made at 8:02 PM by Mapes and seconded by Huschitt.

Roll call vote. Ayes – Don Hill, Steve McIntyre, Ron Mapes, Peter Huschitt, Gary Diedrick. Ayes: 5. Nays – None

Nays: 0. Absent – None. Absent: 0.

The next meeting is WEDNESDAY, OCTOBER 22, 2025
