County Planning & Zoning Meeting July 2, 2025

 The Sheridan County Planning & Zoning board met at 10:30 a.m. as set. County P & Z members present were Michael Axt, Sandra Felchle, Kendon Faul, Byron Belile, Karen Konschak, and Gerald Spear. Absent: Brian Galvin Others present were County Commissioners Roddy Schilling and Shannon Dieterle, Jerri Lynn Schmidt, property owner; Jesse Johansen, Strata Corp.; Allan Tinker, McClusky Gazette editor.

 Chairman Axt called the meeting to order. It was moved by County P & Z Commissioner Belile to approve the minutes of the previous meeting as read, seconded by County P & Z Commissioner Felchle. All voting “Aye” the motion carried.

 Jesse Johansen, Strata, Corp., met with the board to request a conditional use permit for mining of sand and gravel 10 miles south of the Denhoff junction along Hwy 14 and to request a variance permit also to be allowed 50ft from ROW rather than 150ft from ROW on the SE4 32-145-75. Landowners of the gravel pit are Kerry Dockter and Kyle Jensen. Axt inquired about reclaiming the land back to previous use. Johansen responded Strata reclaims as they go along.

 It was moved by Planning & Zoning Commissioner Belile to approve the Conditional Use permit to allow a new gravel pit in the SE4 32-145-75, seconded by P & Z Commissioner Faul. Upon roll call vote – Belile – yes, Faul – yes, Konschak – yes, Felchle – yes, Spear – yes, Axt – yes Motion carried.

 It was moved by Planning & Zoning Commissioner Belile to approve the Variance of 50ft. off of ROW for set back rather than 150ft. off of ROW allow for more mining of gravel pit in the SE4 32-145-75, seconded by P & Z Commissioner Faul. Upon roll call vote – Belile – yes, Faul – yes, Konschak – yes, Felchle – yes, Spear – yes, Axt – yes Motion carried.

 County Commissioner Dieterle inquired to the P & Z board about encroached fence lines off of farm to market road right of ways. Dieterle read from County P & Z regulations that non-conformities of regulations prior to 1994 would be grandfathered in. Felchle had questioned of needing proof of when fence lines were installed then. Felchle also questioned doesn’t Federal rules trump County rules. Bottom line is if the County doesn’t follow federal regs. than the County will lose federal aid funding for County roads. The Auditor reported that Minnkota was contacted and they will move chainlink fence this fall to the south side of their structure to be off the County ROW.

 The meeting adjourned.

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 Secretary Chairman