

**Minutes of the Meeting of the  
DeMotte Board of Zoning Appeals  
September 12, 2017**

In attendance were John DeKock, Rick Eenigenburg, Rick Herma, Attorney Gordon Etzler, and Town Manager John Dyke.

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

The minutes of the July 11, 2017 meeting were read and approved. Motion was made by Rick Eenigenburg and seconded by Rick Herma. Motion passed with a 3-0 vote.

The minutes of the August 8, 2017 meeting were read and approved. Motion was made by Rick Herma and seconded by Rick Eenigenburg. Motion passed with a 3-0 vote.

John DeKock introduced the use variance for Edward & Cheryl Foley. Mrs. Foley said they wish to build a house on the north-west lot. The house would be at least 2,000 square feet and they want to break ground in 2019. Mrs. Foley stated they may be interested in purchasing the south lot also.

The hearing was opened to the public.

Dave Terborg asked what type of house would be built and Mrs. Foley responded either a modular or a stick built.

Karen Nannenga asked about the Tyler ditch, she is concerned about manure polluting the ditch. Mrs. Foley said she would be composting the manure.

The ditch has a 75' easement and a fence can't be on it.

Mrs. Nannenga asked about the modular home and how it is built. John explained the difference between and modular, manufactured, and a stick built home.

Mrs. Nannenga asked for clarification on the manure issue and odor from it.

The hearing was closed to the public.

John Dekock read the standards of review for the use variance. Paragraphs A,B,C,D, and E, of 6.10.1 of the zone code were each read and voted on. All were approved by the Board.

The Board discussed a limitation of two horses maximum with proper fencing.

Mrs. Foley said she would not purchase a manufactured home, it would only be stick built or modular.

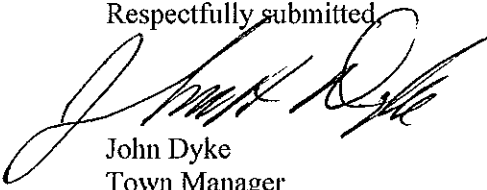
Motion was made by Rick Herma to approve the use variance with the following conditions:

1. Two horse maximum limitation.
2. Proper fencing.
3. The dwelling will not be a manufactured home as per the owner.

The motion was seconded by Rick Eenigenburg; Motion passes with a 3-0 vote.

Motion to adjourn was made by Rick Eenigenburg and was seconded by Rick Herma. Motion passed with a 3-0 vote.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "John Dyke".

John Dyke  
Town Manager