[IGNORE_INDENT]

CALL MEETING TO ORDER

Chair John Weiers called the meeting to order at 6:00pm with the following members present: John Weiers, Chris Carlson, Deanna Soderberg, Steve Johnson, Loren Lueck, and Amy Birnbaum.
Zoning staff present: Keenan Hayes, Jessica Sonsteby
Member absent: Kendal Braun

PLEDGE OF ALLEGIENCE

Chair John Weiers led those present in the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

APRIL 13, 2026 BOA_PC MINUTES

Mr. Lueck makes a motion to approve the April 13, 2026, minutes as presented and seconded by Mr. Carlson.
Motion carried unanimously 6-0

OLD BUSINESS:

None.

NEW BUSINESS:

CONSIDERATION OF A REQUEST BY TROY DANNER FOR A CONDITIONAL USE PERMIT FOR LIGHT MANUFACTURINGMr. Hayes reads the staff report.

The applicant discusses the project plan with the Board, explaining that the business is currently in its third generation and is transitioning into its fourth generation. The applicant states that he would like the employee limit removed to allow for future business expansion, including the addition of a second finishing booth within the existing pole shed on the property, which has adequate space to accommodate the expansion.

Ms. Soderberg asks whether the employee limit condition can be removed entirely. Mr. Hayes states that the Board has the authority to strike or modify a condition. Mr. Carlson asks whether retail sales will be conducted on the property. Mr. Hayes states that the business will not operate as a retail business.

Written comment submitted without an address: Joseph Swanson, member of Rock Island Home, is in favor of this request.

Public comment opens and closes at 6:11 p.m.

Mr. Lueck makes a motion to approve the request with the option to have up to ten employees. Mr. Johnson makes a motion to amend Mr. Lueck's motion by striking Condition No. 3 and removing any limit on the number of employees due to the parcel consisting of 13 acres. Mr. Johnson states that he does not see any issues with parking.

Motions carries 6-0

CONSIDERATION OF A REQUEST BY MICHAEL GOEBEL FOR A VARIANCE

Mr. Hayes reads the staff report.
No written comment.
Mr. Carlson asks Mr. Hayes whether Hayland Township has its own zoning. Mr. Hayes states that Hayland Township has a zoning ordinance, but does not do it's own zoning.
Public comment opens and closes at 6:16 pm
Mr. Johnson makes a motion to approve the request as recommended by staff and seconded by Mr. Lueck.
Motions carries 6-0

[IGNORE_INDENT]

CONSIDERATION OF A REQUEST BY TONY ROBACK FOR A VARIANCE
Mr. Hayes reads the staff report.
No written comment.
Mr. Lueck asks whether a holding tank will be utilized. Mr. Hayes states that this is a standard variance request in order to meet the buildable lot requirements per state statute and that a future septic type hasn't been presented.
Public comment opens and closes at 6:18 pm.
Mr. Carlson makes a motion to approve the request as recommended by staff and seconded by Mr. Lueck.
Motions carries 6-0

CONSIDERATION OF A REQUEST BY DAVID JUREK FOR A VARIANCE
Mr. Hayes reads the staff report.
No written comment.
Public comment opens and closes at 6:20 pm.
Ms. Birnbaum makes a motion to approve the request as recommended by staff and seconded by Ms. Soderberg.
Motions carries 6-0

CONSIDERATION OF A REQUEST BY NATHAN NEUHART FOR A VARIANCE
Mr. Hayes reads the staff report.
No written comment.
Public comment opens and closes at 6:23 pm.
Mr. Carlson makes a motion to approve the request as recommended by staff and seconded by Mr. Lueck.
Motions carries 6-0

OTHER BUSINESS:
None

ADJOURNMENT.
Mr. Johnson makes a motion to adjourn the meeting at 6:24pm and is seconded by Ms. Birnbaum.
Motion carried unanimously 6-0