

January 26, 2026

## Jessenland Township Planning and Zoning Minutes

1. Review and approve minutes of December 15, 2025 meeting, with the addition of Thomas Graham's permit request. (Steve/Rosemary) Passed. Passed. 2. Approve agenda: (Matt/Steve)

3. Requests:

Over the Counter: Graham, Thomas, at 32786 266 th Ln., mining, approved

Conditional Use:

Variance: Variance: Nye, Charles; 32774 Scenic Byway; 75' variance to base of a slope for a driveway and 60' for a side property line setback; final BOA decision on 12/01/25 with a motion made and approved to accept the resolution agreed upon by Charles Nye, represented by Tammy Nye, and Wendell Terlinden, to meet current Township Ordinance setback regulations, specifically for a side property line and from a slope, allowing the driveway to stand, and the variance request to be rescinded, to be completed with a recorded survey no later than December 31, 2025. Still waiting for documentation of the recorded survey. Should be checked on in spring to see what they do about the slope (it should be staked out due to survey).

Other:

4. Action:

5. Other Business: 2025 list of p&z applications was viewed. A motion was made by Doug and 2 nd by Steve to recommend to the Town Board to increase variance fees from \$260 to \$450 for those variances which will not require a directly associated C.U.P. Discussion of property splits in C-Ag and Ag Districts was continued, with the reading of the township attorney's response to the question regarding the replacement of a home on an existing site. Kyle Iverson will continue to add language to the new proposal for property splits. Currently it reads: (with added new language underlined)

When any existing parcel of real property is split into two or more smaller parcels:

- a. The split shall be made such that all existing structures comply with the existing setback regulations for the classification of the subject property.
- b. The split shall require zoning administrator approval.
- c. If the property is within a district with a minimum new lot size of ten (10) or more acres, and the split results in a parcel smaller than the applicable minimum new lot size, the Town shall require a restrictive covenant prohibiting the establishment of a new dwelling on either parcel resulting from the split. However, the Town may waive this restrictive covenant to allow rebuilding of a dwelling or replacing of an existing dwelling with one dwelling which conforms to applicable zoning requirements.

The township attorney should be contacted for suggestions of what to add to the ordinances to protect the township from unwanted data centers

6. Adjourned.

7. Next regular meeting: **February 23, 2026** at 7:00p.m. `

\_\_\_\_\_ Rosemary Dieball, clerk

Members present: Rosemary Dieball, Deb Boettcher, Matthew Skelley, Steve Skelley, Doug Thomas