

Primrose Planning Commission Site Visit

October 15, 2022 9 AM

Parcel 0507-093-8090-0 on Oak Grove Road

Attending: Martha Gibson, Jerry Judd, Lynn Pitman

Dan Dahlk, realtor for Dan Dahlk

Planning Commission members met Dan Dahlk and his realtor on his 4-acre parcel on the corner of Oak Grove Road and County Highway G. Parcel 0507-093-8090-0.

The property is zoned rural residential. It was originally a quarry, then a landfill that included burning. Dan Dahlk had the landfill filled in when he purchased it. Before the county rezoned it to RR 2, it required that bore samples be taken to make sure that there were no contaminants. The samples were clean, and the property was rezoned. Dan Dahlk said that he would provide those documents if he could find them.

Dan Dahlk thought that the parcel had never been cropped, although land next to the parcel is in production. He will bring maps to that show the historically cropped area.

The planning commission members identified two general potential areas for a building site on the parcel. The more likely site is along the ridge top; any building will need to conform to hilltop, screening and height requirements in the land use plan. It was also noted that a building site and driveway cannot be on land that was cropped at any time since 1981.

There are two existing roads into the parcel that could be used as driveway entrances from Oak Grove Rd. The first is very close to the intersection of Oak Grove with Highway G, but would be acceptable because cars turning from Hwy G to Oak Grove will presumably have slowed down. The second entrance is a better choice, since it is farther from the intersection, and closer to the building site on higher ground.

Submitted by Lynn Pitman