

## Site Visit

February 6, 2025. 12:15 pm  
8730 County Highway G  
Javan Javadov  
Parcel 0507-041-9000-9

### Present:

Town board: Dale Judd, Alex Elkins  
Planning commission: Lynn Pitman

Javon Javadov had previously met with the Planning Commission on 1/26/25, and with both the Planning Commission and the Town Board at a site visit that was held on 12/21/24.

In response to the discussion at the January meeting, Mr. Javadov staked out a new site for one 80' x 80' shed for to be reviewed by Board and Commission members. The new site is located behind the house in the NW corner of what is now mowed as a yard. One corner of staked site also extends into the soybean field that is next to the yard.

The aerial parcel maps going back to the 1970's, which were brought to the site visit, were discussed. The 1987 map, which was after 1981 was adopted as the base year for determining cropped land, showed that much of the area that is now is treated as a yard was being cropped at that time. This was before the existing house was built. The land use plan does not allow an accessory building on the new site proposed by Mr. Javadov, since it was being cropped after 1981. Other proposed building sites in the township have not been allowed in the past because of this requirement.

The land use plan allows exceptions to be considered for agricultural accessory buildings to extend into previously cropped land if no other sites on non-cropped land are available. However, this potential accommodation is available only to those who can demonstrate significant net farm income for the past 3 years. This requirement has been required of other similar requests in the past.

Mr. Javadov has stated his intent to begin farming operations in 2025 on 35 acres of land. The intent does not meet the requirement of 3 years of farm income to be eligible for a possible exception to allow a building to extend into previously cropped land

A discussion to try to identify workable alternatives included whether a smaller shed, such as a 60x40' or 60x80', might suffice for a beginning farm operation, whether a smaller shed in the general area that was currently staked out would avoid the area that is currently being cropped, and whether this adjustment was sufficient to allow an agricultural accessory building to be built.

It was suggested that these findings be referred back to the Planning Commission and be placed on the agenda for further discussion at the upcoming February meeting.