

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, January 8, 2015**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:31 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: **Ben Moderow, Harley Reabe, Rich Slate, Michael Starshak**

Absent: **Nick Toney**

Also Present: **Al Shute**, Land Use Planning & Zoning Director

Matt Kirkman, Code Enforcement Officer

Missy Sorenson, Code Enforcement Officer

Carole DeCramer, Committee Secretary

Diane Meulemans, Corporation Counsel

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion by Reabe/Slate, unanimously carried, to approve the agenda.

APPROVAL OF MINUTES

Motion by Moderow/Reabe, unanimously carried, to approve the November 18, 2014, and the corrected December 5, 2014, minutes.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE - None

PURCHASES - None

CLAIMS

Claims totaling \$2,158.03 (2014) and \$664.00 (2015) were submitted.

Motion by Reabe/Slate, unanimously carried, to approve for payment the claims in the amount of \$2,158.03 (2014) and \$664.00 (2015) for a total of \$2,822.03.

APPROVAL OF DEPARTMENT ACTIVITY REPORTS

a. Permits, public hearings, etc.

b. Violations

Shute – Discussed the various aspects of the financial reports.

Kirkman – Discussed the land use permit violation list.

Sorenson – Discussed the septic violations.

Motion by Slate/Moderow, unanimously carried, to approve the monthly activity reports.

DEPARTMENT/COMMITTEE ACTIVITY

a. Discuss campers

Proposed camper provisions were drafted by Committee Member Rich Slate. He drew information from surrounding counties. The committee discussed whether or not the county needs to regulate campers. There was a general consensus that the handout be filed for a future resource. The department will continue with pursuit of compliance.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Farmland Preservation Updates
- Selecting a new Committee Vice Chair

b. Meeting dates

January 12, 2015

Special Meeting 4:30 p.m.

February 5, 2015

Business Meeting 4:30 p.m.

Public Hearing 6:00 p.m.

5:27 p.m. Recessed until 6:00 p.m.

Committee Chairman Starshak reconvened the meeting of the Land Use Planning and Zoning Committee at 6:00 p.m. for public hearing items and read the rules of public hearing.

PUBLIC HEARING ITEMS

Audio of committee discussion is available upon request from the Green Lake County Land Use Planning and Zoning Department.

Item I: Owners/Applicants: Duane W & Mary E Stibb **General Legal Description:** W4451 Grand River Road, Parcel #012-00314-0000, #012-00315-0000, #012-00317-0000, and #012-00318-0000, Part of the NW¼ of Section 17, T14N, R12E, Town of Manchester, ±106.5 acres
Explanation: Rezone ±106.5 acres from RC Recreation and A-2 General Agriculture to A-1 Exclusive Agriculture.

a) Public Hearing

No one appeared.

Public hearing closed.

b) Committee Discussion & Deliberation

Kirkman – Explained the request. The owner wants to take advantage of the State Farmland Preservation program and it needs to be rezoned in order for him to do that.

c) Committee Decision

Motion by Reabe/Slate, carried on roll call (4-ayes, 0-nays), to recommend approval of the rezone request as presented and forward to County Board for final action.

Item II: Owner/Applicant: David & Teresa Wilke **General Legal Description:** N2765 County Road Q, Parcel #006-00687-0000 & #006-00688-0100, Part of the NE¼ of Section 35, T15N, R13E, Town of Green Lake, ±3.797 acres **Explanation:** Rezone ± 3.797 acres from A-1 Exclusive Agriculture to R-4 Rural Residential

a) Public Hearing

David Wilke, W326 Center Road, Ripon – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion & Deliberation

Sorenson – Explained the request. The DNR did send a letter stating concerns regarding this lot. The floodplain ordinance would have to be adhered to if further development is pursued.

c) Committee Decision

Motion by Slate/Moderow, carried on roll call (4-ayes, 0-nays), to recommend approval of the rezone request as presented and forward to County Board for final action.

Item III: Owner/Applicant: Landmark Services Cooperative, Michael Elder **General Legal Description:** W1705 County Road S, Parcel #010-00168-0000, Part of the SW¼ of Section 9 and Part of the SE¼ of Section 8, T14N, R13E, Town of Mackford, ±11.42 acres **Explanation:** Review of a 2012 conditional use permit for the expansion of an existing grain drying and storage operation to include two 315,000 bushel storage bins, a 71,000 bushel grain bin, a tower style grain dryer, a building with scale and receiving pits, and other related grain elevator legs and handling equipment.

a) Public Hearing

Elmer Bock, W1618 County Road S, Markesan – Stated concerns about noise. Would like to see something more done about this problem. The dust is still a problem. They are not watering enough.

Lyle Hagen, 680 County Road S – Stated that he is one property west of the bowling alley and does not have issues with the noise.

Mike Elder, Landmark Services, P.O. Box 277, Cottage Grove, WI – Shared a power point presentation regarding the history of the complaints and what has been done to mitigate the issues to date.

Jon Laper, W712 State Road 44 – Suggested that the county pave the shoulder of the road in that area. Driving farm equipment on the shoulder causes all sorts of dust.

Steve Davison, W1645 Lake Maria Road, Town of Mackford Chairman – Explained that he represents and understands both sides of the issue. Advised the committee not to do anything to discourage business. The homeowners and/or business could consider putting up a tree line that may help with the noise and dust.

Public hearing closed.

b) Committee Discussion & Deliberation

After a lengthy discussion, the committee agreed that, before action can be taken, Mr. Bock needs to provide evidence that Landmark Services is exceeding the noise levels as spelled out in the conditional use permit.

c) Committee Decision

Motion by Slate/Reabe, to take no action at this time, but will continue to monitor the situation.

ADJOURN

6:46 p.m. The meeting was adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

February 5, 2015