

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, October 15, 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 (until 6:00 p.m.), 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

Dawn Klockow, Corporation Counsel

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Reabe/Slate, unanimously carried, to approve the amended September 3rd minutes.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE

Starshak – At last month’s meeting, Corporation Council was asked the following questions.

- 1) Can a board member attend a meeting via telephone?
- 2) Does the chair have authority to rearrange an agenda by consensus, or is a motion and a second needed to amend the agenda?

Corporation Council Dawn Klockow’s written opinion:

- 1) A board must establish a standing rule to allow electronic meetings and Green Lake County, as yet, does not have that rule.
- 2) Once an agenda has been adopted it can be changed by a 2/3 vote, a majority of an entire membership or unanimous consent. Before the agenda is voted upon in the meeting, the chair has the ability to move items around on the agenda, since the chair is in control of the meeting. Moving items on the agenda would be done by consensus. The committee can vote on the agenda proposed by the chair.

PURCHASES - None

CLAIMS

Claims totaling \$9,843.95 were submitted.

Motion by Reabe/Moderow, unanimously carried, to approve for payment the claims in the amount of \$9,843.95.

DEPARTMENT ACTIVITY REPORTS

a. Permits & others

b. Violations

Shute – Discussed the monthly report and violation reports.

Kirkman – Discussed the land use violations.

Sorenson – Discussed the sanitary violations.

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

DEPARTMENT/COMMITTEE ACTIVITY

a. Committee meeting times

Shute – Explained that there are often times, when the business meeting ends well before the scheduled 6:00 p.m. public hearing, lag times that are sometimes as long as an hour. In order to avoid this, the committee could decide to change the public hearing time to 5:00 or 5:30. If there are more business meeting items than can be completed before the public hearing, they could be taken up again after the public hearing.

On a motion by Reabe/Moderow, unanimously carried, to change the public hearing time from 6:00 p.m. to 5:30 p.m. beginning in the month of December.

b. Comprehensive Plan update

Shute – Reported that he received an email from Ken Jaworski, consultant for Martenson & Eisele. After the committee reviewed the comprehensive plan preface at the last meeting, Mr. Jaworski took the critiques and re-worded it so that businesses are not specifically named but are more generically referred to as industry. A copy of that rewritten document was given to each of the committee members. There are no public hearing items for the November 5th meeting so the committee agreed that they would have time during that meeting to have Mr. Jaworski attend to review the comprehensive plan.

Upon further discussion, the committee asked that the following be removed or reworded: 1) Green Lake is the deepest “natural” lake, and 2) Remove the word “satellite” in the area where health care clinics are discussed.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Comp plan - review and discussion.

b. Meeting dates

November 5, 2015

Business Meeting 4:30 p.m.

5:01 p.m. The committee recessed until 6:00 p.m.

6:00 p.m. Committee Chairman Starshak reconvened the meeting of the Land Use Planning and Zoning Committee 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: Owner: Leonard P. Verch **General legal description:** Parcel #004-00920-0000, County Road T, That part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, lying north of the highway, T16N, R12E, Town of Brooklyn, \pm 40.00 acres **Request:** Rezone request from M-1 Mineral Extraction to A-1 Exclusive Agriculture.

- a) Public Hearing

No one appeared.

Public hearing closed.

- b) Committee Discussion & Deliberation

Kirkman – Reviewed the request for the committee. The Town of Brooklyn recommended approval.

- c) Committee Decision

Motion by Slate/Moderow, unanimously carried on roll call (3-eyes, 0-nays), to approve the rezone request as requested and forward to the county board for final action.

- d) Execute Determination Form/Ordinance

Item II: Owner: Candice Schram **General legal description:** Parcel #002-00485-0200, N8066 Forest Ridge Rd, Part of Lot 1 Certified Survey Map 3333, located in part of the NW $\frac{1}{4}$ of Section 26, T17N, R13E, Town of Berlin, \pm 11.06 acres **Request:** Rezone request from A-1 Exclusive Agriculture to A-2 General Agriculture.

- a) Public Hearing

No one appeared.

Public hearing closed.

- b) Committee Discussion & Deliberation

Sorenson – Reviewed the request for the committee. The Town of Berlin recommended approval.

- c) Committee Decision

Motion by Slate/Moderow, unanimously approved on roll call, 3-eyes, 0-nays, to approve the rezone request as requested and forward to the county board for final action.

- d) Execute Determination Form/Ordinance

Item III: Owner: Kinas Excavating, Inc. **Agents:** Bill & Lori Kinas **General legal description:** Parcel #010-00157-0000 & #010-00157-0300, W1542 & W1550 County Road S, A part of the

NW¼ of Section 9, T14N, R13E, Town of Mackford, ±7.685 acres **Request:** Rezone request from R-1 Single-Family Residence and C-2 Extensive Commercial to I-Industrial.

- a) Public Hearing

Bill Kinas, Kinas Excavating, Inc., N6205 Lawson Drive – Spoke in favor of the request.

Public hearing closed.

- b) Committee Discussion & Deliberation

Kirkman - Reviewed the request for the committee. The Town of Mackford recommended approval.

- c) Committee Decision

Motion by Slate/Moderow, unanimously carried on roll call (3-ayes, 0-nays), to approve the rezone request as requested and forward to the county board for final action.

- d) Execute Determination Form/Ordinance

Item IV: Owner: Kinas Excavating, Inc. **Agents:** Bill & Lori Kinas **General legal description:** Parcel #010-00157-0000 & #010-00157-0300, W1542 & W1550 County Road S, A part of the NW¼ of Section 9, T14N, R13E, Town of Mackford, ±7.685 acres **Request:** Conditional use permit request for a contractor’s yard.

- a) Public Hearing

No one appeared.

Public hearing closed.

- b) Committee Discussion & Deliberation

Kirkman - Reviewed the request for the committee. The Town of Mackford recommended approval.

Motion by Ben/Rich, to suspend the rules to let Mr. and Mrs. Kinas speak.

- c) Committee Decision

Motion by Moderow/Slate, unanimously carried (3-ayes, 0-nays), to approve the conditional use permit request as requested with the following conditions:

- 1. No additional expansion or addition of structures and/or uses relating to this conditional use permit, including the future 80ft x 80ft pole shed shown on the updated site plan, shall occur without review and approval through future conditional use permit(s).**
- 2. The owner/applicants shall apply for and receive a County Land Use Permit prior to commencing any development related to this request.**

3. Evidence that compliance with commercial building code requirements for the structures that are the subject of this request is being pursued by the landowner, if applicable.
4. Adequate dust control measures be taken due to vehicular traffic to and from this site.
5. Only the subject site shall be illuminated, and the lighting shall occur with no direct glare affecting adjoining properties (low-wattage and low-to-the-ground path style).
6. Outside storage of materials and other items must be limited to the designated area on the updated CUP site plan.
7. The conditional use permit approval is contingent upon the County Board approval of the rezone request.

d) Execute Determination Form/Ordinance

ADJOURN

6:32 p.m. The meeting was adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APROVED ON:

11/05/15