

**GREEN LAKE COUNTY  
LAND USE PLANNING AND ZONING COMMITTEE  
MEETING MINUTES  
Thursday, March 1, 2012  
Business Meeting– 4:30 p.m.  
Public Hearing – 6:00 p.m.**

**CALL TO ORDER**

Committee Chair McConnell called the meeting of the Land Use Planning and Zoning Committee to order at 4:30 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: John Gende, Eugene Henke, Susan McConnell, Don Peters, Thomas Traxler, Jr.**

**Absent:**

**Also Present: Al Shute, County Surveyor/Land Development Director  
Dan Sondalle, Interim Corporation Counsel**

**APPROVAL OF AGENDA**

**Motion by Traxler/Henke, unanimously carried, to approve the agenda.**

**APPROVAL OF MINUTES**

**Motion by Peters/Henke, unanimously carried, to approve the February 1, 2012, and February 2, 2012, minutes.**

**PUBLIC APPEARANCES - None**

**PUBLIC COMMENT - None**

**CORRESPONDENCE - None**

**PURCHASES - None**

**APPROVAL OF DEPARTMENT ACTIVITY REPORTS**

**a. Permits, public hearings, etc.**

**Shute – Discussed the various aspects of the activity report.**

**b. Violation reports**

**Sondalle – Discussed what is being done with land use and septic violations.**

**Motion by Henke/Traxler, unanimously carried, to approve the January, 2012, monthly reports.**

**COMMITTED (CARRYOVER) FUNDS**

**a. Land Use Planning & Zoning Department**

**b. Land Information Council**

Shute – The finance Committee approved the committed funds for the Land Use Planning and Zoning Department as well as the Land Information Council. The committee requested this be placed on the agenda for discussion. No committee discussion.

### **DISCUSS FEES FOR PUBLIC HEARING & LANDMARK SERVICES CONDITIONAL USE PERMIT**

Shute – This pertains to Landmark Services Cooperative. The question is whether or not, if their conditional use permit is being reviewed through a public hearing, will they need to pay the \$375 filing fee?

**Motion by Traxler/Peters, unanimously carried, to hold a public hearing to review the Landmark Services Cooperative conditional use permit and that the \$375 fee will be paid.**

### **POSITION DESCRIPTION OF COUNTY SURVEYOR/LAND DEVELOPMENT DIRECTOR**

The committee asked that this be placed on the agenda in order to review the job description for the county surveyor/land development director. The question arose as to whether or not this position should include more time in the field. After further discussion, the committee agreed that the position description is adequate and does not need to be changed.

### **DEPARTMENT/COMMITTEE ACTIVITY**

#### **a. Agricultural Districts**

Shute and Sondalle discussed with the committee what is involved with amending the list of conditional uses that are compatible with the agricultural districts. Shute will work on the agricultural districts with those items that would be appropriate conditional uses. The draft copy will come back to the committee for further discussion.

#### **b. Proposed Shoreland Zoning Ordinance**

The ordinance has been updated for the county board to consider again per the committee's direction.

**Motion by Henke/Traxler, unanimously carried on roll call (5-ayes, 0-nays), to move the proposed Shoreland Zoning Ordinance to the county board for final approval.**

#### **c. Rural Residential Zoning Districts.**

The committee discussed the proposed uses for these districts. These are residential districts that cross into light agriculture uses. This will be discussed again at the next committee meeting.

#### **d. Wind Energy**

Peters supplied information regarding health issues and wind turbines. He also asked Attorney Sondalle to research wind turbine moratoriums. This will also be placed on the next agenda for further discussion.

### **FUTURE AGENDA ITEMS**

The committee requested the following to be placed on the April agenda: agricultural districts, shoreland protection ordinance, rural residential zoning districts, and wind energy.

**NEXT MEETING DATE**

March 8, 2012 – Special Meeting

3:30 p.m. – Site Visit

4:30 p.m. – Resume public hearing

April 5, 2012

Business Meeting - 4:30 p.m.

Public Hearing - 6:00 p.m.

**6:00 p.m. Five-minute recess.**

**PUBLIC HEARING ITEMS**

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

Committee Chair Sue McConnell 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.

**Item I: Owner/Applicant:** Austin Powder Central States, LLC **Agent:** Michael McGill **Site Address:** N7377 Springbrook Rd, Parcel #002-00644-0201, Lot 1 Certified Survey Map 1534, Part of the SW¼, Section 33, T17N, R13E, Town of Berlin, ±3.709 acres **Explanation:** The applicant is requesting a conditional use permit for manufacturing, bagging, and storage of explosives.

a) Public Hearing

Michael McGill, 1338 Chesmare Lane, Eagan, MN, Agent for Austin Powder Central States, LLC – Spoke in favor of the request.

Kathryn Darnick, 259 E. Moore Street, Berlin, WI – Expressed concerns regarding safety. The Darnicks are adjoining property owners and have family members in that area at any given time.

Martin Lehman, N7297 Springbrook Road, Green Lake, WI – Expressed questions and concerns regarding hours of operation, dust control, additional traffic, and an air permit for the manufacture of these materials.

b) Committee Discussion and Deliberation

Attorney Sondalle reminded the committee about the criteria listed in the staff report (a-f).

County Board Supervisor Jack Meyer asked Mr. McGill about the existing berms. Mr. McGill explained how and why the berms are constructed. Mr. Meyer also asked about the trailers next to the berms, the possible placement of berms in front of the manufacturing building, safety procedures in the event of a fire, and security for the area.

The committee discussed with Mr. McGill the height of the berms as well as safety issues.

David Darnick, 259 E. Moore Street, Berlin, WI – Answered a question regarding trailers that are parked adjacent to his property (as a result of a question from Peters).

McConnell questioned the need for additional berms near the shared driveway between Austin Powder and the Darnicks, bathroom facilities, hours of operation, dust control, additional traffic, and who will be responsible for on-site responsibilities. She stated that there are legitimate concerns by neighbors that need to be addressed.

Meyers suggested that the committee address the blast radius of storage sites. The building should have a berm in front of it. Regarding the trailers, if the berm is as high as the trailers, it should be fine.

Peters brought up concerns about the county being able to get into this area if it is gated. He also asked about the Town of Berlin's response. Shute read the town's response.

Henke asked how close the nearest residence is to the site. McGill responded that it is 1,602' up to the house on Springbrook Road.

McConnell suggested that the committee not decide this request until a site visit is made. The committee agreed that a special meeting take place on March 8<sup>th</sup>, 3:30 p.m., with a site visit followed by a meeting at the government center.

Meyers stated that he thought it might be helpful to include the neighbors in that site visit to educate them on how the manufacturing process works.

McGill stated that they are in compliance both through state and federal governments. The company has nothing to hide and would welcome the committee to come for a site visit.

Attorney Sondalle advised that everyone drive separately to the site and to the government center.

c) Committee Decision

**Motion by McConnell/Traxler, unanimously carried, that this committee meet at the site on March 8<sup>th</sup>, 3:30 p.m., per diems will be requested by committee members only, the public being welcomed; after inspection of the site, the committee will return to the government center, 4:30 p.m., to deliberate.**

**Item II: Owner/Applicant:** Gloria R. Fredrick Trust **Agent:** Donald Wagner **Site Address:** W4260 State Road 44, Parcel #012-00117-0000, Part of the NE¼, Section 8, T14N, R12E, Town of Manchester, ±11.00 acres **Explanation:** The applicant is requesting a rezone from A-1 Exclusive Agriculture District to A-3 Light Agriculture District.

a) Public Hearing

No one appeared.

Public hearing closed.

b) Committee Discussion and Deliberation

Shute reported that the Town of Manchester does not object to the request; it meets the comprehensive plan.

c) Committee Decision

**On a motion by Henke/Traxler, unanimously carried on roll call (5-ayes, 0-nays) to recommend approval of the rezone request as presented and forward to the County Board for final action.**

d) Execute Determination Form/Ordinance

**ADJOURN**

**Motion by McConnell/Traxler, unanimously carried, to adjourn.**

**RECORDED BY**

Al Shute

County Surveyor/Land Development Director

**APPROVED ON:**

May 3, 2012