

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, July 1st, 2021**

CALL TO ORDER

Planning & Zoning Chair Curt Talma 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. Public access was available via remote programming as well as in person.

Present: **Don Lenz, Harley Reabe, Curt Talma, Chuck Buss**

Absent: **Bill Boutwell**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director, **Dawn Klockow**, Corporation Counsel (Zoom), **Karen Werlein**, Secretary

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Motion/second (Lenz/Buss) to approve the minutes of the June 3rd, 2021 meeting with no additions or corrections. Motion carried with no negative vote.

PUBLIC APPEARANCE

- a. Don Peters spoke on how dog kennels and other Conditional Use Permits have transformed the Agricultural Districts in Green Lake County.
- b. Janine Rubek spoke on behalf of Green Lake Area Animal Shelter and asks that all State and local laws are adhered to in regards to dog kennels and dog breeding facilities.

DEPARTMENT ACTIVITY REPORTS

- a. **Financial reports**
P&Z Director Matt Kirkman gave an update on the May expenses and revenues.
- b. **Permits**
Matt Kirkman stated there were 30 land use permits and 7 sanitary permits in May.
- c. **Violations**
Matt Kirkman outlined the May land use violations as well as the POWTS violations.

PROPOSED DOG KENNEL/DOG BREEDING FACILITY ORDINANCE LANGUAGE

Matt Kirkman outlined the proposed changes to the ordinance.

RECESS: 5:05PM: *Motion/second (Reabe/Lenz)* to recess at 5:06 PM to conduct the public hearing. Motion carried with no negative vote.

PUBLIC HEARING – 5:06 PM

Chair Talma read the rules for the Public Hearing

Item I: Owners: Daniel & Ruthie Mae Bontrager **Site location:** W4048 County Line Rd **General legal description:** Parcel 012-00650-0300, described as lands in the SE1/4 of Section 32, Town 14 North, Range 12 East, Town of Manchester. **Request:** CUP request for a wood-working / furniture shop as an agricultural accessory use.

- a. Public Testimony/Comment: Don Peters, of W3972 Heritage Road, asked for further explanation of current woodworking shop.
- b. Committee Discussion & Deliberation: Kirkman presented the Staff Report regarding the conditional use permit. The Town of Manchester has no objection to the request.
- c. Committee Decision: ***Motion/second (Reabe/Buss)*** to approve the conditional use permit as presented with the following stipulations:
 1. No additional expansion or addition of structures and/or uses relating to this conditional use permit shall occur without review and approval through future conditional use permit(s).
 2. Hours of operation / manufacturing shall occur between 6:00am and 8:00pm Monday thru Sunday.
 3. All lumber, materials, furniture and other equipment shall be stocked, piled, or stored in a building. No waste materials from the woodworking shop shall be stacked, piled or strewn about on the subject site.
 4. The newly proposed building must be primarily used and designed towards agricultural uses.Motion carried with no negative vote.

Item II: Owners: David & Christina Miller **Applicant:** Steven Bontrager **Site location:** N1934 Hilltop Rd **General legal description:** Parcel 012-00114-0200, described as lands in the NE1/4 of Section 8, Town 14 North, Range 12 East, Town of Manchester. **Request:** CUP request for a dog kennel use as an agricultural accessory use.

- a. Public Testimony/Comment: Samuel Mast, of N971 HH, spoke for the dog kennel as a conditional use permit.
Don Peters, of W3972 Heritage Road, spoke against the dog kennel as a conditional use permit.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. The Town of Manchester has no objection to the request.
- c. Committee Decision: ***Motion/second (Buss/Reabe)*** to deny the conditional use permit request as presented on the grounds that it will have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands. Motion carried with no negative vote.

Item III: Owners: Timothy & Carolyn Mast **Site location:** W4651 Winding Ln **General legal description:** Parcel 012-00572-0101, described as Lot 1 of CSM 2573, located in the NE1/4 of Section 30, Town 14 North, Range 12 East, Town of Manchester. **Request:** CUP request for a dog kennel use as an agricultural accessory use.

- a. Public Testimony/Comment: Samuel Mast, of N971 HH, spoke for the dog kennel as a conditional use permit.
Don Peters, of W3972 Heritage Road, spoke against the dog kennel as a conditional use permit.
Alan Vinz, of W4729 Winding Lane, spoke for the dog kennel as a conditional use permit.

- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. The Town of Manchester has no objection to this request.
- c. Committee Decision: ***Motion/second (Buss/Lenz)*** to deny the conditional use permit request as presented on the grounds that it will have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; it will be hazardous or disturbing to existing or future neighboring uses; and it will be detrimental to property in the immediate vicinity or to the community as a whole. Motion carried with no negative vote.

Item IV: Owners: Harley & Loretta Bontrager **Site location:** W4838 County Road H **General legal description:** Parcel 014-00778-0200, described as lands in the NW1/4 of Section 21, Town 15 North, Range 12 East, Town of Marquette. **Request:** CUP request for a dog kennel use as an agricultural accessory use.

- a. Public Testimony/Comment: Matt Kirkman read a letter from Jim Stellmacher, Chairman for the Town of Marquette, who was against the dog kennel conditional use permit.
- b. Committee Discussion & Deliberation: Matt Kirkman presented the Staff Report. The Town of Marquette has taken no action on the request.
- c. Committee Decision: ***Motion/second (Lenz/Reabe)*** to deny the conditional use permit request as presented on the grounds that it will have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; it will be hazardous or disturbing to existing or future neighboring uses; and it will be detrimental to property in the immediate vicinity or to the community as a whole. Motion carried with no negative vote.

Motion/second (Buss/Reabe) to come out of recess at 6:26 PM and discuss meeting agenda item #10. Motion carried with no negative vote.

GIS SPECIALIST RECLASSIFICATION ANALYSIS

Motion/second (Buss/Lenz) to approve the reclassification request for GIS specialist. Motion carried with no negative vote.

PROPOSED DOG KENNEL/DOG BREEDING FACILITY ORDINANCE LANGUAGE

Further dog kennel and dog breeding facility language adjustment discussion resulted in the Committee asking staff to provide new zoning ordinance.

FUTURE COMMITTEE ACTIVITIES

- a. **Future agenda items** – Ordinance language adjustments to be heard by Committee and four public hearing items to be presented.
- b. **Next meeting date – August 5th, 2021**

ADJOURN

Chair Talma adjourned the meeting at 6:43 PM.

Respectfully submitted,

**Karen Werlein
Land Use Coordinator**