

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, December 3, 2015**

CALL TO ORDER

Committee Chair Starshak 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: **Ben Moderow, Harley Reabe, Rich Slate (4:43 p.m.), Michael Starshak, Nick Toney**

Absent:

Also Present: **Al Shute**, Land Use Planning & Zoning Director
Carole DeCramer, Committee Secretary
Missy Sorenson, Code Enforcement Officer
Dawn Klockow, Corporation Counsel

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Toney/Moderow, unanimously carried, to approve the November 5th minutes.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE - None

PURCHASES - None

CLAIMS

Claims totaling \$5,643.01 were submitted.

Motion by Reabe/Toney, unanimously carried, to approve for payment the claims in the amount of \$5,643.01.

DEPARTMENT ACTIVITY REPORTS

a. Permits & others

b. Violations

Shute – Discussed the monthly report and violation reports.

Sorenson - Discussed the septic violation report.

4:43 p.m. Motion by Moderow/Toney, unanimously carried, to seat Committee Member Slate.

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

DEPARTMENT/COMMITTEE ACTIVITY

- a. **Comprehensive Plan update**
- b. **Farmland Preservation Plan Update**

Shute – Reported the department’s progress for preparing for the January public hearing for both the Comprehensive Plan and the Farmland Preservation Plan updates.

Starshak asked that Shute, at the conclusion of the public hearing and final county board approval, prepare a cost analysis of the updating process.

Starshak asked if a report could be written regarding the shoreland ordinance update. This will be placed on next month’s agenda under correspondence.

FUTURE COMMITTEE ACTIVITIES

- a. **Future agenda items**
- b. **Meeting dates**

January 7, 2016

Business Meeting 4:30 p.m.

Public Hearing 5:30 p.m.

4:52 p.m. Recess until 5:30 p.m.

5:30 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/Applicant: John S. Loberg **General legal description:** North Street, Parcel #004-00410-0503, Lot 1, Certified Survey Map 3523, Part of the SE¼ of Section 17, T16N, R13E, Town of Brooklyn, .80 acres **Request:** Conditional use permit request for a contractors yard.

- a) Public Hearing

John S. Loberg, N5942 Killdeer Lane - Spoke in favor of the request.

Paul Schwandt, 605 W. Caroline Street – Spoke in favor of the request.

Shute – Explained in more detail what Mr. Loberg’s request involves.

Public hearing closed.

- b) Committee Discussion & Deliberation
- c) Committee Decision

Motion by Moderow/Slate, to approve the conditional use permit request with the following conditions:

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. 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. If on-site lighting is proposed, 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).
5. Outside storage of materials and other items must be limited to the designated area on the CUP site plan.
6. Not to allow the storage of non-operable vehicles or equipment or the accumulation of waste materials, trash, or junk.
7. Not to burn or allow any burning of waste construction material, refuse, or garbage on the property.
8. As there are no existing stormwater management facilities on the subject site, there is a high potential for increased water pollution by the transportation of particulate matter into the "Tee" channel of Green Lake. Consequently, the owner is required to implement a stormwater management plan, to be reviewed and approved by the Land Conservation Department in accordance with Section 284-11.A.(4) of Chapter 284, Construction Site Erosion Control & Stormwater Management, of the Code of Green Lake County, prior to issuance of a county land use permit as stated in #2.

Roll call: Starshak – aye, Toney – aye, Moderow – aye, Reabe – nay, Slate – aye.

Motion carried.

Item II: Owners/Applicants: William E & Jeanette M Krebs **General legal description:** N7545 Forest Ridge Rd, Parcel #002-00651-0000, #002-00652-0000, #002-00652-0200 Part of the NE¼ of Section 34, T17N, R13E, Town of Berlin, ±8.3262 acres **Request:** Rezone request from A-1 Exclusive Agriculture to A-2

a) Public Hearing

William & Jeanette Krebs, N7545 Forest Ridge Road – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion & Deliberation

Sorenson – Explained the request and stated that the Town of Berlin does not object to the request.

c) Committee Decision

Motion by Slate/Reabe, unanimously carried on roll call (5-ayes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

ADJOURN

5:57 p.m. The meeting was adjourned.

RECORDED BY

Carole DeCramer, Committee Secretary

APROVED ON:

January 7, 2016