

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, March 5, 2020**

CALL TO ORDER

Chair Lyon 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.

PLEDGE OF ALLEGIANCE

Present: **William Boutwell, Harley Reabe, Curt Talma, Peter Wallace, Robert Lyon**

Absent: **None**

Also Present: **Matt Kirkman**, Land Use Planning and Zoning Director

Liz Otto, County Clerk

Dan Sondalle, Assistant Corporation Counsel

Caleb Edwards, Krista Kamke – Planning and Zoning Department

APPROVAL OF MINUTES

Motion/second (Boutwell/Reabe) to approve the minutes of the February 6, 2020 meeting with no additions or corrections. Motion carried with no negative vote.

PUBLIC COMMENT – 3 minute limit

- Jim Stellmacher, Town of Marquette Chairman, spoke in favor of the Item 8(b) on the agenda relating to reducing the street yard setback for certain subdivision lots.

APPEARANCES - none

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

Kirkman discussed the January financial reports.

b. Permits

Kirkman explained the list of issued land use and sanitary permits for the month of January.

c. Violations

Kirkman outlined the land use and septic violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Discuss amending the zoning ordinance to allow recreational dwellings

Matt Kirkman explained the proposed change to the ordinance to allow for smaller (400-500 sq. ft.) recreational dwellings such as cabins. The current ordinance requires a minimum of 800 sq. ft. for a new dwelling. Discussion held. *Motion/second (Boutwell/Wallace)* to retain the current guidelines with no change. Motion carried with no negative vote.

b. Discuss amending the zoning ordinance to allow a reduced street yard setback for certain subdivision lots.

Matt Kirkman explained the issue which involves a request to change the street yard setback for a lot on Nancy St. from 40 ft. to 25 ft. No other properties would be affected by the change. Discussion held. No action taken by the committee.

c. Discuss camper storage and use as well as boat storage on agriculturally zoned parcels.

Matt Kirkman outlined the options to allow camper and boat storage on agriculturally zoned parcels. Kirkman stated that licensing and permitting would be required. Discussion held. *Motion/second (Reabe/Boutwell)* to take no further action on this matter. Motion carried with no negative vote.

d. Discuss certain non-building structures as to whether the zoning ordinance requires a permit.

Matt Kirkman explained the proposed solar panel array regulations. Discussion held. This will be placed on the April agenda for public hearing.

Chair Lyon called for a 5 minute recess at 5:30 prior to the Public Hearing.

5:35 p.m. Reconvened for the public hearing.

PUBLIC HEARING ITEMS

Item I: Owner: Mary A. Kallas, **General legal description:** W2525 Princeton Road, Parcel #004-00853-0400, NE1/4 of Section 24, T16N, R13E, Excluding Certified Survey Map 3074 and Certified Survey Map 3676; Town of Brooklyn. **Request:** Rezone +/-4.1 acres from A-2 General Agriculture District to R-4 Rural Residential District, to be identified by certified survey map.

- a. Public Testimony/Comment: 10-minute time limit - None
- b. Committee Discussion & Deliberation – Matt Kirkman gave the staff recommendations regarding the rezone request. Approval given based on criteria. The Town of Brooklyn has no objection to the request.
- c. Committee Decision – *Motion/second (Reabe/Wallace)* to approve the rezone request as presented and forward to County Board for final action. Roll call vote – Reabe – Aye, Wallace – Aye, Talma – Aye, Boutwell – Aye, Lyon – Aye. Motion carried.

Item II: Owner/Applicant: Kathleen Mae Egbert **Agent:** Dan Egbert **General legal description:** North of Thomas Road, Parcel #006-00033-000, E1/2 of the SE1/4 of the SW1/4 of Section 2, T15N, R13E, Town of Green Lake. **Request:** Review, update, modify and/or revoke a 2009 Conditional Use permit for the expansion of a non-metallic mining operation, including crushing and processing of limestone aggregate.

- a. Public Testimony/Comment: 10-minute time limit – Agent Dan Egbert spoke regarding the request for review and his intent to rectify the complaint made.
- b. Committee Discussion & Deliberation – Matt Kirkman explained that there was a complaint regarding the current use and the 100 ft. setback requirement which Dan Egbert addressed. Egbert has submitted a plan to bring the property into compliance. Kirkman suggested a timeline for correcting the issue and incorporating the reclamation plan into the conditional use permit. Discussion held.
- c. Committee Decision – *Motion/second (Boutwell/Talma)* to modify the 2009 conditional use permit to add the following conditions:

- 1) The Phal Quarry Reclamation Plan shall be revised and updated to reflect the revised site plan submitted at public hearing and dated March 5, 2020.
- 2) All excavations that encroached into the 100ft east side yard setback (established by the 2009 CUP) shall be restored to natural grade by December 31, 2020.
- 3) No excavation shall occur within 100ft of the road right-of-way of Thomas Road.

Roll call vote – Reabe – Aye, Wallace – Aye, Talma – Aye, Boutwell – Aye, Lyon – Aye. Motion carried.

Public hearing closed at 6:10 PM.

Regular meeting resumed at 6:10 PM

e. Private Sewage Ordinance updates

Matt Kirkman explained the current ordinance and the proposed changes. Discussion held. This will be put on the April agenda as a public hearing item.

f. Staff update

Matt Kirkman stated that the Administrative Assistant position is in the process of being refilled.

g. Discuss refunding rezone application fee for recent rezone that was not approved.

Matt Kirkman stated this is in regard to the Scott Sommer’s rezone request which was denied by the committee and the County Board. Discussion held. *Motion/second (Talma/Boutwell)* to refund the application fee.

COUNTY SURVEYOR CONTRACT EXPIRATION/RENEWAL

Matt Kirkman explained that the surveyor contract must be renewed every two years. *Motion/second (Wallace/Boutwell)* to extend Don Lenz’s contract for another two years. Motion carried with no negative vote.

FUTURE COMMITTEE ACTIVITIES

h. Future agenda items

- i. **Next meeting date - April 2, 2020**
 - Business meeting – 4:30 p.m.
 - Public hearing – 5:30 p.m.

ADJOURN

Chair Lyon adjourned the meeting at 6:35 PM. Meeting adjourned.

Respectfully submitted,

Liz Otto

Liz Otto

County Clerk