

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
Business Meeting & Public Hearing Minutes – March 4, 2009 – 4:30 p.m.**

CALL TO ORDER

Committee Chair Sue McConnell called the meeting of the Land Use Planning and Zoning Committee to order at 4:30 p.m. in the Green Lake County Courthouse, County Board Room, Green Lake, Wis. The requirements of the open meeting law were certified as being met.

Present: **Roberta Erdmann, Eugene Henke, Susan McConnell, Howard Sell, Thomas Traxler, Jr.**

Absent:

Also Present: **Al Shute**, County Surveyor/Land Development Director
Carole DeCramer, Committee Secretary
Jeff Haase, Assistant Corporation Counsel

APPROVAL OF AGENDA

Motion by Erdmann/Henke, unanimously carried, to approve the amended agenda. Motion carried.

APPROVAL OF MINUTES

Motion by Sell/Henke, unanimously carried, to approve the February 4, 2009, minutes. Motion carried.

PUBLIC APPEARANCES – None

PUBLIC COMMENT – None

CORRESPONDENCE

PURCHASES – None

CLAIMS

a. Monthly Claims

Claims totaling \$966.55 were submitted.

Motion by Erdmann/Traxler, unanimously carried, to approve the claims in the amount of \$966.55 for payment. Motion carried.

b. Discuss/approve Committee Chair's Board of Adjustment Training

Motion by Traxler/Sell, unanimously carried, to approve the Board of Adjustment training fee for Committee Chair McConnell. This will be paid out of the County Board budget. Motion carried.

APPROVAL OF DEPARTMENT ACTIVITY REPORT

Motion by Henke/Traxler, unanimously carried, to approve the January, 2009, monthly report. Motion carried.

DEPARTMENT/COMMITTEE ACTIVITY

- a) **Agricultural Zoning Districts**
- b) **Rural Residential Zoning Districts**

The committee discussed possible changes and corrections to the proposed ordinance. This will be placed on next month's agenda for further discussion.

GENERAL COMMITTEE DISCUSSION

- a. **Such other matters as authorized by law**
- b. **Future activities**

The committee discussed the Green Lake County Comprehensive Plan and the possibility of reviewing and revising it before 2010. Copies of the plan will be sent to the committee and discussed again at future meetings.

5:54 p.m. Motion by Traxler/Erdmann, unanimously carried, to recess until 6:00 p.m. Motion carried.

6:00 p.m. Meeting reconvened.

PUBLIC HEARING MATTERS

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

Item I: Owner/Applicant: Ernest Schlabach **Agent:** W. Lynn Miller **Site Address:** W3774 Heritage Rd, Parcel #012-00074-0100, Lot 1 of Certified Survey Map 1411 that lies in the SE¼ of the SE¼, Section 4, T14N R12E, Town of Manchester, (±5.00 Acres) **Explanation:** The owner/applicant is requesting a rezone from A-1 Exclusive Agriculture District to I Industrial.

- a) Public Hearing

Shute reviewed the staff report and the current zoning surrounding the Schlabach parcel.

W. Lynn Miller, W2865 Carter Road, Markesan – Spoke in favor of the request.

Donald Peters, Heritage Road – Spoke against the request.

The Town of Manchester, according to their determination form, did not object to the request.

Public hearing closed.

- b) Committee Discussion and Deliberation

Erdmann stated that once the parcel is rezoned to industrial and Mr. Schlabach moves, anything can go in there. The industrial zoning doesn't fit in that area and it's opening a can of worms by spot zoning. Traxler and Sell agreed. Henke stated that the Amish community makes a living on a small farm and now he can't make a living.

c) Committee Decision

Motion by Erdmann/Traxler, unanimously carried on roll call (5-ayes, 0-nays), to recommend denial of the rezone request and forward to the County Board. Motion carried.

d) Execute Determination Form/Ordinance

Because the rezone request was denied, Mr. Schlabach withdrew the following conditional use request:

Item II: Owner/Applicant: Ernest Schlabach **Agent:** W. Lynn Miller **Site Address:** W3774 Heritage Rd, Parcel #012-00074-0100, Lot 1 of Certified Survey Map 1411 that lies in the SE¼ of the SE¼, Section 4, T14N R12E, Town of Manchester, (±5.00 Acres) **Explanation:** The owner/applicant is requesting a conditional use for a metal roll forming operation.

CLOSED SESSION PER WISCONSIN STATE STATUTE 19.85 (1)(G) CONFERRING WITH LEGAL COUNSEL REGARDING LITIGATION, WHICH THE COUNTY IS INVOLVED AND/OR IS LIKELY TO BECOME INVOLVED. (DISCUSSION OF LEGAL ISSUES), AND WISCONSIN STATE STATUTE 19.85(1)(C) CONSIDERING EMPLOYMENT, PROMOTION, COMPENSATION OR PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHICH THE GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY. (ANNUAL REVIEW FOR ADMINISTRATIVE ASSISTANT AND FURTHER REVIEW OF LAND DEVELOPMENT DIRECTOR).

6:43 p.m. Motion by Traxler/Erdmann, unanimously carried on roll call (5-ayes, 0-nays), to move to closed session per Wisconsin State Statute 19.85(1)(g) Conferring with legal counsel regarding litigation, which the county is involved and/or is likely to become involved. Motion carried.

7:05 p.m. Motion by Erdmann/Traxler, unanimously carried on roll call (5-ayes, 0-nays), to resume into open session. Motion carried.

Motion by Traxler/Henke, unanimously carried, to approve the evaluations and send them to the personnel files. Motion carried.

NEXT MEETING DATE

April 1, 2009

– Business Meeting 4:30 p.m.

– Public Hearing 6:00 p.m.

ADJOURN

Motion by Henke/Sell, unanimously carried, to adjourn. Motion carried.

Time: 7:06 p.m.

Recorded by Carole DeCramer
Committee Secretary

APPROVED ON:
April 1, 2009