

GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
Business Meeting Minutes – March 26, 2008 – 6:00 p.m.

CALL TO ORDER

Committee Chair Sue McConnell called the meeting of the Land Use Planning and Zoning Committee to order at 6:00 p.m. in the Green Lake County Courthouse, County Board Room, Green Lake, Wisconsin. The requirements of the open meeting law were certified as being met.

Present: **Sue McConnell, Gus Mueller, Howard Sell, Wallace Williams**

Absent: **Orville Biesenthal**

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

APPROVAL OF AGENDA

Motion by Williams/Mueller, unanimously carried, to approve the agenda. Motion carried.

APPROVAL OF MINUTES

Motion by Mueller/Sell, unanimously carried, to approve the minutes of February 27, and March 5, 2008. Motion carried.

PUBLIC APPEARANCES - None

PUBLIC COMMENT

Keith and Carol Myers, N6698 CTH PP, Ripon – We are here on the airport issue and will answer questions.

CORRESPONDENCE

Discussion and/or action related to correspondence of Keith and Carol Myers.

Keith and Carol Myers requested clarification and assurance that their property was properly zoned to operate their private airport. Originally, in 1989, the Myers requested that 46.7 acres of their property (zoned A-1) be rezoned to RC for the purpose of establishing a private landing strip. The zoning administrator, at that time, advised them that it would be more appropriate to just rezone approximately 10-11 acres for the landing strip only. The rezone was approved along with a conditional use permit for the private landing strip. In 1991, the Myers applied for and were granted a land use permit to build a hangar outside of the rezoned and conditional use area. Attorney Selsing contends that, since the zoning administrator approved the permit application to build an airport hangar on an A-1 parcel without requiring rezoning or a conditional use permit, the property is in compliance. Al Shute disagrees and stated that it is not the intention of the department to require the Myers to pursue additional county approvals for the existing land use of their property. However, future activity or expansion may require additional county review and/or approval to insure compliance with county zoning regulations. Attorney Selsing requested that the committee review the correspondence and either agree or disagree with him.

Keith and Carol Myers stated that the county refers to the rezoned area as a “private landing strip.” In the aviation community, a private landing strip is the same thing as an airport. They

consider their property an airport that includes the landing strip, a taxi way, ramp, and a hangar built on the apron area. They asked that the committee review it and approve it.

The committee discussed changing the zoning map to include the taxi way, ramp, and hangar. Shute reminded them that they can not arbitrarily change the zoning map. He also reminded the committee that the county zoning ordinance distinguishes between a private landing strip and an airport by having different standards for each. One possibility would be to assess what makes up the existing use and hold a public hearing to approve a conditional use to bring the property into compliance. Attorney Haase advised that this would be the cleanest way to resolve any issues. The Myers stated that they do not want to pay additional fees and go through that whole process. They would be satisfied if the committee did not require any additional approvals for the current use and structures.

Motion by McConnell/Mueller, unanimously carried on roll call (4-eyes, 0-nays), to direct Attorney Haase to send a letter to Keith and Carol Myers stating that the committee has no problem with the current operation. Motion carried.

Other Correspondence:

Shute – Made the committee aware that he has received a copy of the Lindenwood Development pre-development agreement between the developer and the Town of Brooklyn. The April 2nd agenda will be amended to include discussion of this agreement. A copy of the agreement will be sent to each of the committee members.

PURCHASES - None

CLAIMS

Claims totaling \$717.11 were submitted.

Motion by Mueller/Sell, unanimously carried, to approve the claims in the amount of \$717.11 for payment. Motion carried.

APPROVAL OF DEPARTMENT ACTIVITY REPORT – FEBRUARY, 2008

Motion by Mueller/Williams, unanimously carried, to approve the February report. Motion carried.

DEPARTMENT/COMMITTEE ACTIVITY

Workshop on wind energy facility standards

The committee and staff reviewed the draft of the wind energy facility standards. The proposed ordinance is not real different from the surrounding counties' ordinances. The committee needs to carefully consider setbacks, noise restrictions, reclamation, financial assurances, as well as the other concerns that were discussed. The Florida Power & Light representatives have sent some suggested changes and would like to meet with Attorney Haase and Al Shute to discuss them.

Orrin Helmer, County Board Chair – Urged Attorney Haase and Shute to get together as soon as possible to review the suggested changes.

Jim Hebbe, County Land Conservationist – Stated that it used to be that a farmer would sell off 40 acres and that would be his retirement. Things have changed and now the wind turbines

provide financial security that is paid year after year. The real issue is the neighbor who receives no benefit but must live within the confines of the turbines.

GENERAL COMMITTEE DISCUSSION

Shute – Discussed the agriculture district with the committee and that there is a need to put schools back into the ordinance as a conditional use. When the ag districts were revised, schools were taken off of the list of conditional uses. This needs to be placed back in the agriculture districts as a conditional use. The April 2nd agenda will be amended to include this revision.

NEXT MEETINGS DATES

April 2, 2008 – Public Hearing - 6 pm
April 23, 2008 – Business Meeting - 6 pm

ADJOURN

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

Time: 7:32 p.m.

Recorded by:
Carole DeCramer
Committee Secretary

APPROVED:
April 23, 2008