

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
MEETING MINUTES
Thursday, June 6, 2013**

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: Eugene Henke, Ben Moderow, Don Peters, Harley Reabe, Michael Starshak

Absent:

**Also Present: Al Shute, County Surveyor/Land Development Director
Carole DeCramer, Committee Secretary
Matt Kirkman, Code Enforcement Officer
Missy Sorenson, Code Enforcement Officer**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Henke/Peters, unanimously carried, to approve the May 2, 2013, minutes.

PUBLIC APPEARANCES - None

PUBLIC COMMENT - None

CORRESPONDENCE - None

PURCHASES - None

CLAIMS

Claims totaling \$525.50 were submitted.

Motion by Moderow/Peters, unanimously carried, to approve the claims in the amount of \$525.50 for payment.

APPROVAL OF DEPARTMENT ACTIVITY REPORTS

- a. Permits, public hearings, etc.**
- b. Violations – land use and sanitation**

Shute – Discussed the various aspects of the reports.

Starshak asked that a report be given at the next month's meeting on the procedure for pumpers reporting private onsite wastewater treatment system (POWTS) maintenance.

On a motion by Henke/Reabe, unanimously carried, the committee approved the reports.

WORKSHOP – PROPOSED A-2 GENERAL AGRICULTURAL ZONING DISTRICT

Shute – Up until the last meeting, all that was done with the proposed A-2 General Agricultural Zoning District is receive comments from the public. The significant comments were given by Kathleen Moore. Mrs. Moore read through the ordinance and gave comments regarding the areas that concerned her. From her comments, staff has provided comments in response to her concerns. A copy of the Moore comments with staff responses was provided to the committee members.

The committee discussed in detail each of Moore’s comments and staff’s responses and directed Shute to make several changes to the proposed ordinance in response to Moore’s concerns.

No one was in attendance to offer public comments.

DEPARTMENT/COMMITTEE ACTIVITY

a. Agricultural Zoning Districts

Shute – Discussed previously.

b. Continued discussion on 25-foot setbacks

Reabe – Asked that the committee keep this as a priority.

Shute – Reported that he’s unsure about setting setbacks based on speed limits. The committee also talked about using density as part of the criteria for determining setbacks. A third possibility for criteria could be driveways along with density and speed limit. Shute will research the state statutes for more specific language regarding speed limits.

c. Discuss issue with non-conforming structures in the shoreland area

Shute – Requested that this be placed on the July agenda.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Continued discussion on the conditional uses for the A-2 District
- Continued discussion on 25-foot setbacks
- Review the POWTS report on procedure for pumpers reporting online to the county
- Continued discussion on non-conforming structures in the shoreland area.
- Land Information grant application approval
- Land Information updates

b. Meeting dates

July 3, 2013

Business Meeting 4:30 p.m.

Public Hearing 6:00 p.m.

5:54 p.m. On a motion by Henke/Reabe, unanimously carried, the committee moved to recess until 6:00 p.m.

Committee Chairman Starshak reconvened the meeting of the Land Use Planning and Zoning Committee at 6:00 p.m. 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: Owners/Applicants: Jason Hunt **General Legal Description:** N1165 Proscarian Rd, Parcel #012-00393-0102, Lot 2 Certified Survey Map 3403, Sections 21 & 22, T14N R12E, Town of Manchester, ±1.3 acres **Explanation:** Conditional use permit request for an approximate 50'X60' building addition for the auto and semi repair business.

a) Public Hearing

Jason Hunt, N1165 Proscarian Road, Markesan – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion and Deliberation

The committee discussed the fact that Mr. Hunt paid for a conditional use permit request on two separate occasions. The committee agreed that the second fee should be refunded.

On a motion by Reabe/Peters, unanimously carried, to refund the \$375 conditional use permit application fee to Jason Hunt.

c) Committee Decision

On a motion by Reabe/Henke, carried on roll call (5-ayes, 0-nays), to approve the conditional use permit as presented, with the following two conditions:

- 1. No expansion of existing use through expanding existing structures, additional structures and/or expanding the activity area shall occur without review and approval through future Conditional Use Permit(s).**
- 2. All conditions of the Conditional Use Permit approved by the Land Use Planning and Zoning Committee on May 3, 2012.**

d) Execute Determination Form/Ordinance

ADJOURN

On a motion by Henke/Reabe, unanimously carried, the committee adjourned.

Time: 6:09 p.m.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

July 3, 2013