

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
MEETING MINUTES
Thursday, July 6, 2017**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 5:15 p.m. in the Green Lake County Government Center, County Board Room, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: **Robert Lyon, Harley Reabe, Rich Slate, Michael Starshak, Peter Wallace**

Absent:

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

Carole DeCramer, Committee Secretary

Dawn Klowkow, Corporation Counsel

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Slate/Lyon, unanimously carried, to approve the minutes of 06/01/17.

The June minutes mentioned the report on the recent contractors' seminar. When staff reported on the seminar in June, the committee members asked that a copy of the power point presentation that was presented at that seminar be shared with the committee. Starshak commented that, after reviewing the presentation, he found it to be very good. Kirkman stated that Krista Kamke was responsible for preparing that presentation.

PUBLIC COMMENT - None

PUBLIC APPEARANCES

a. Brady Hargrave, R H Pro – re: Sign ordinance

Brady Hargrave, R H Pro – Spoke to the committee about the county's outdoor advertising sign ordinance. Currently, the maximum sign size is 32 square feet. He stated that this size isn't sufficient for his business location and it's much smaller than those in the area that are grandfathered in. Surrounding counties have much larger maximum sizes. He said that 50 square feet for the maximum size would be better.

Starshak thanked him for his input and said that this will be discussed later on the agenda.

CORRESPONDENCE – None

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

Kirkman explained the monthly financial reports for the month of May.

b. Violations

Kirkman discussed the list of land use and septic violations. The committee asked why there was only one septic violation listed on this report when there were numerous violations listed on the previous report. Kirkman explained that staff has been working with the new software on getting the violation lists. He also explained that some of those violations from the previous month are handled administratively and not, typically, listed on the violation report. The committee advised Kirkman that they want to see all septic violations with names and addresses on the report for next month.

DEPARTMENT/COMMITTEE ACTIVITY

a. Farmland Preservation Zoning District update

Kirkman – Discussed the split-zoned parcel project and how it has become a larger project than was originally anticipated. Fifty additional letters have been sent out for zoning resolution; twenty of those recipients have now responded that they are interested in rezoning to a single district. In hind sight, all of the split-zoned parcels should have been resolved before Martenson & Eisele became involved.

b. Other Proposed Zoning Ordinance amendments

1. Sign ordinance amendments

Kirkman – The sign issue came up with Brady Hargrave and this has staff thinking about the possibility of amending that ordinance. There is a need to add a definition for “billboard.” The word is referenced but not defined. There are no provisions in the ordinance to allow for larger on-site advertising signs on larger parcels of land.

Klockow – Reported that she just received information regarding a court case in Door County regarding sign restrictions that can be considered hampering an individual’s freedom of speech.

The committee asked Kirkman to broaden the search to include other counties sign regulations to compare with Green Lake County for the next meeting.

Motion by Slate to bring forth a proposed sign ordinance amendment to allow Green Lake County to have larger signs on State highways. Motion died for lack of a second.

Wallace questioned whether or not paintings on the side of a building would be considered a sign. Kirkman responded that it’s not well defined in the current ordinance and would like to put information in the ordinance amendment regarding this.

2. R-4 detached accessory structure size

Kirkman discussed with the committee the possibility of increasing the maximum size of detached accessory structures in the R-4 Rural Residential District from 1,500 square feet to something larger.

Starshak and Reabe both stated that, when the R-4 district was created, the committee took time to carefully discuss the maximum size of these structures. The committee that made the decision to limit the size did not want a full-blown agricultural use with large buildings on the R-4 parcels. These parcels are meant to be a much smaller and transitional district from the larger agriculturally zoned parcels. The consensus is to leave the structure size as is.

c. R-2 Single-Family Mobile Home District review

Kirkman reminded the committee that this was on the last agenda and, at that time, Corporation Counsel Klockow stated that it was her opinion that the current ordinance, as written, could possibly be considered unconstitutional. Starshak stated that, before the committee can discuss and consider an ordinance amendment, it needs to know the origin, purpose, and effect of the current ordinance. If it's considered unconstitutional now, why was it not considered unconstitutional when the committee that originally adopted the ordinance adopted it? He asked that Kirkman get this information to the committee for the next meeting.

d. Administrative Policy – Treated Impervious Surfaces

Kirkman reminded the committee that the proposed administrative policy for treating impervious surfaces has been discussed at previous meetings. With impervious surface treatment techniques constantly changing, it is much more efficient to make administrative decisions rather than amending the shoreland zoning ordinance multiple times for each new option. This administrative policy would allow staff to make decisions based on this committee approval policy.

Motion by Lyon/Slate, unanimously carried, to approve and implement the Administrative Policy – Treated Impervious Surfaces.

e. 2018 Budget Update

Kirkman reported that he has begun looking at the numbers but is waiting for the budget sheets that will be coming from the clerk's office.

Starshak stated that the county has implemented a new budgeting procedure. He would like Kirkman to give the committee feedback on how the procedure is working.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- **Sign Ordinance**
- **R-2 Single-Family Mobile Home District review**
- **2018 Budget Update**

b. Meeting Date

August 3, 2017

Business meeting – 5:15 p.m.

Public hearing – 6:30 p.m.

ADJOURN

6:08 p.m. Motion by Reabe/Slate, unanimously carried, to adjourn. 6:08

RECORDED BY

Carole DeCramer

Committee Secretary

APPROVED ON:

August 3, 2017