

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
Public Hearing Minutes – October 3, 2007 – 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, Wis. The requirements of the open meeting law were certified as being met.

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

Absent:

Also Present: **Al Shute**, County Surveyor/Land Development Director

Jeff Haase, Assistant Corporation Counsel

Carole DeCramer, Committee Secretary

Orrin Helmer, County Board Chair

APPROVAL OF AGENDA

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

PUBLIC HEARING MATTERS

Committee Chair McConnell read the Rules of Order.

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

Item I: Owners: Chip & Angela Banerjee **Site Address:** Northwest corner of CTH K and Kahl Rd, Parcel #006-0752-0102, Lot 2 of Certified Survey Map 3084, Town of Green Lake, Section 11, T15N R12E, (±4.206 Acres) **Explanation:** The owners are requesting a zoning change from R-1 Single-family Residence District to RC Recreational District

a) Public Hearing

Chip Banerjee, W2887 Kahl Road – Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion and Deliberation

McConnell – Acknowledged the letter that the committee received from four adjoining property owners who are not in favor of this rezone request. Also acknowledged that, according to the Town of Green Lake determination form, the town board did not object to the request.

c) Committee Decision

Motion by McConnell/Mueller, unanimously carried on roll call (5-ayes, 0-nays), to recommend denial of the rezone request as presented and forward to the county board for action. Motion carried.

- d) Execute Determination Form/Ordinance

Update on American Baptist Assembly/Green Lake Conference Center Development

- a) Preliminary Plat, withdrawn.
- b) Rezone request held over from the 03/07/07 public hearing.

Owner: Lawsonia, Inc. and American Baptist Assembly c/o Ken Giacoletto Agent: Davel Engineering, Inc. Tax Parcel # and Description: Parcel numbers 004-1776-0000, 004-1777-0000, 004-0731-0000, and 004-0732-0000, Located in Section 25, T16N R12E, and Section 30, T16N R13E. All parcels located in the Town of Brooklyn Location of Premises Affected: Generally located south of State Road 23, site known as Green Lake Conference Center Explanation: Owner/applicant is requesting multiple zoning changes on the site in question one being a change from R-1 Single-Family Residence District to C-2 Extensive Commercial District and changes from RC Recreational District to R-1 Single-Family Residence District

1) Committee Discussion and Deliberation

- a. Preliminary Plat
Shute – The department received an email from John Davel, Davel Engineering, requesting withdrawal of the preliminary plat that was submitted in May. His plans and fees for the second submittal were returned to him. The department has documentation of their request for withdrawal.
- b. Rezone Request
Shute – This request dates back to January. The request includes rezoning the Seven Gables area to C-2 extensive commercial district, and additional parcels from RC recreational to R-1 single-family residential district. This has been continuously laid over waiting for the preliminary plat to be approved. The Town of Brooklyn has taken action to dispose of this. Their recommendation to the county is denial of all of the rezone requests.

2) Committee Decision

Motion by McConnell/Mueller, unanimously carried on roll call (5-eyes, 0-nays) to recommend denial of the rezone request as presented and forward to the county board for action. Motion carried.

3) Execute Determination Form/Ordinance

Owners: Grand River Cooperative – Michael Hinz, President Applicant: Terry Zimdars Site Address: W1705 CTH S, Parcel #010-0168-0000, Lot 1 CSM 246, V1 Sec 8 also a R/W; also Com at the SW Cor of CSM 246 then S18°W120; S60°E3256.70'; N155', N60°W205.94' to POB and that part of NW¼ SW¼ Sec 9 and the NE¼ SE¼ Sec 8 lying N of Grand River & S of RR R/W V227 P565 exc Parcel 168.1of Section 3, Section 9, T14N R13E, in the Town of Mackford Explanation: The owner is requesting a conditional use permit for fertilizer storage and blending, seed and herbicide storage, and grain storage and handling.

- a) Committee Discussion and Deliberation

Shute – It was decided at the public hearing that this department research some of the concerns/conditions discussed at the last meeting. The department found that some of the concerns are covered by permits required by other governmental agencies – WI-DNR, Department of Commerce, Department of Agriculture, and Land Conservation. Their review and requirements are thorough and comprehensive. There is no need to duplicate those as conditions. Staff recommendation: This committee should focus on fencing, vegetation, and lighting, etc. Lay this decision over for six months allowing Grand River Cooperative an opportunity to obtain all of the necessary permits from the various agencies. Grand River Co-op would submit a comprehensive site plan to the committee for review of the conditional use permit request.

Terry Zimdars, W13404 Carter Road, Ripon, WI, General Manager – Just received an erosion control plan. Also working with Tom Jonker, Green Lake County Land Conservation, and the Department of Ag and Trade Consumer Protection.

Michael Hinz, Chairman of the Board for Grand River Cooperative – Explained that the insurance closely regulates the operation.

b) Committee Decision

Motion by Biesenthal/Mueller, unanimously carried on roll call (5-ayes, 0-nays) to lay over this request for a period not to exceed six months. Motion carried.

REVIEW ENFORCEMENT STANDARDS FOR ZONING AND SHORELAND ORDINANCES.

Shute – There are minor changes to the text to provide clarification and a proposed procedural change for Chapters 350 Zoning Ordinance and Chapter 338 Shoreland Protection Ordinance.

After discussion, there was a committee consensus to schedule this for a public hearing.

PUBLIC COMMENT - NONE

CORRESPONDENCE - NONE

DEPARTMENT/COMMITTEE ACTIVITY

Shute:

-The department is working on the wind energy ordinance and will get this to the Assistant Corporation Counsel for his review.

-The December business meeting falls on the 26th, the day after Christmas. The committee decided to cancel this meeting and move whatever issues would be discussed/approved to the January 2nd meeting.

GENERAL COMMITTEE DISCUSSION

A) SUCH OTHER MATTERS AS AUTHORIZED BY LAW

NEXT MEETINGS DATES

October 24, 2007 – Business Meeting – 6 p.m.

November 7, 2007 – Public Hearing – 6 p.m.

ADJOURN

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

Time: 7:08 p.m.

Recorded by Carole DeCramer
Committee Secretary

**APPROVED ON:
October 24, 2007**