

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of Thursday, March 28, 2019

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 6:31 p.m. on Thursday, March 28, 2019 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Francis, Don Krajeck, Ray Legris, Ed Levin, and Dave Pestor. Town Supervisors George Franklin and Kim Gruebling.

Review and approval of January 31, 2019 minutes

Motion to approve as written made by Krajeck/Legris. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

Francis noted that the City printed maps of zoning change requests they were considering in the Review; however no information regarding names, etc was included.

Public Hearing: Review and recommend action on request submitted by Robert Mosher, 15600 W. Green Bay Rd., Evansville for a zoning change and land division for parcel #6-20-131, located at the above address. The applicants request the division of 4 acres from the existing 40 acre parcel. Parent parcel #6-20-131 would be reduced in size to approx. 36.7 acres, and be retain A1 zoning. The requested 4 acre parcel would be rezoned A3.

Public hearing opened at 6:33 p.m.

Bob Mosher explained that Rock County requires 100' road frontage for driveway; Sanimax has agreed to deed the required land to the Town to achieve the frontage required. If another house is built on the parcel, there will be a shared driveway. Mosher noted that the parent parcel should be 35.7 acres, not 36.7 acres as indicated on the preliminary CSM.

Public hearing closed at 6:37 p.m.

Francis asked if any work would need to be done to the end of Green Bay Rd.; Mosher stated they are fine with how it is at present.

Motion to recommend to the Town Board the approval of the request submitted by Robert Mosher, 15600 W. Green Bay Rd., Evansville for a zoning change and land division for parcel #6-20-131, dividing 4 acres from the existing 40 acre parcel and rezoning the 4 acre parcel A3 made by Krajeck/Pestor.

Roll call, all yes.

Public Hearing: Review and recommend changes to Code of Ordinances, Chapter 17 Zoning, Sections 17.06, 17.07, 17.08.

Francis explained that the conditional use language allowing for dog kennels was left out when the ordinance was updated as part of the farmland preservation process.

Gary Antoinette? Daughter just bought property on Holt Rd. Wondering why there is a question on needing a conditional use permit in an agricultural zoned parcel. Pestor explained the issue of kennels can have issues with neighbors, has to be some regulation. Francis explained the conditional use permit process.

Regarding beekeeping, Antoinette stated he is a bee keeper. Biggest problem with beekeeping is neighbors objecting to it out of fear. Wondered if they could simply be allowed within the

ordinance instead of a conditional use permit.

Gruebling wonders why dog kennels are even being reconsidered; the one time it was brought up as a requested conditional use, there was a significant neighbor push back. It should perhaps be zoned commercial, and he doesn't feel that they're necessary even as a conditional use. Should be located in commercial areas. There hasn't been a need for it in the Town, there are several in the area and not in the Town. Doesn't think it's good for the Town.

Regarding beekeeping, Antoinette stated that he is also a market grower and relies on the bees for pollinating his plants. Doesn't know why bees would need to be a conditional use permit.

Regarding dog kennels, Pestor noted that sometimes the people who own the kennels don't actually live at that location.

Motion to recommend include allowing a pet boarding facility with a conditional use permit on A1, A2, A3 and A4 made by Levin/Pestor.

Roll call: all yes.

Public Hearing: Review and recommend changes to Code of Ordinances, Chapter 12 Driveway and Highway.

Public hearing opened at 7:10 p.m.

George Franklin has talked with a few individuals, feels any field driveway should be at least 50' wide where it meets the road. This will allow for semis to enter and leave the highway without damaging the road. Currently an individual on Territorial Rd. who has a semi and has a very wide driveway to accommodate it.

Gruebling noted the Town of Albany has a \$1000 permit fee, \$500 returned upon completion. He agreed with Franklin that there are parts of the current ordinance that are not being enforced, and the Board needs to decide how it wants to handle inspections, etc. Have to have follow up, current ordinance is weak. Franklin feels a meeting to go over the ordinance line by line is in order. Krajeck noted he believes the Town of Brooklyn permit fees are over \$1000.

Josh Wisner wants language included to compel the landowner to maintain the driveway and culvert.

Public hearing closed at 7:32 p.m.

Ed, Ray and George will meet to make changes prior to the next Plan Commission meeting to draft changes to the driveway ordinance.

Motion to adjourn made by Levin/Legris. Motion carried by unanimous voice vote.d