

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 6/17/14

TIME: 7:02 p.m.

PRESENT: Bob Boncher, Dawn Goodman, John Metzler, Jack Salewski, Gary Jonet, , Dianne Jacobs

ABSENT: Mike Gilson

Others Present: Town Chairman, Lee DeChamps; Town Clerk, Debbie Mercier; Robert Stapleford; Joe Strand

APPROVAL OF LAST MEETING'S MINUTES: John Metzler opened the meeting and noted that the meeting notice was properly posted in 3 places. The April 15, 2014 Minutes were reviewed. *Note: there was no meeting for May 2014.* Dianne Jacobs made a motion to accept the April 2014 minutes as presented. Bob Boncher seconded the motion. All approved.

Dianne Jacobs made a motion to take the items on the agenda out of order, changing item 1 to item 2 because Chairman Lee DeChamps was running late and wanted to be at the meeting when the Sand Beach condo development ownership issue was discussed.

(7:02 to 7:21 pm) Revised ISSUE #1 (Joe Strand regarding a Conditional Use permit for an Auto Detailing and Accessory Business on the property he acquired, which was formerly Trikes to Bikes.

Joe Strand explained to the Planning Commission that his new business plan would NOT include an Accessory Business after all, but would just involve Auto Detailing. He said it would involve such services as polishing, shining, cleaning, vacuuming, and the usual detailing. He stated no customers would be on the site, only his employees. Gary Jonet said he would consider the description of what Joe would be doing to fit the definition of "automotive services". Dianne Jacobs made a motion to recommend to the Town Board to accept the Conditional Use permit for Automotive Services for Joe Strand of Pro Tec for his new business on Parcel #GB-206-3. Before it could be seconded, a brief discussion ensued concerning whether it might be appropriate to include a conditional use for "auto repair shop" so that it would be consistent with what Joe already has at his nearby property, Pro Tec. Joe Strand suggested that might be helpful to him in the event that he would need to use the auto lift or other tools at the new business if something wasn't working at the pre-existing business site. The Planning Commission members found no issue with that change. So Dianne Jacobs amended her motion. **AMENDED MOTION MADE BY:** Dianne Jacobs to recommend to the Town of Green Bay to grant a Conditional Use Permit, #890-J, for an "Auto Repair Shop" for owner, Joe Strand, of Pro Tec, on Parcel GB-206-3 **MOTION 2NDED BY:** Gary Jonet **AYES:** 6 **NAYS:** none. **ABSTAIN:** none. **MOTION CARRIED.**

The Planning Commission left a note for Town Clerk Debbie Mercier to add it to the Town Board July 8, 2014 Town's agenda. A Public Hearing was set for 7/8/14 at 6:50 pm.

(7:22 to 7:59 pm) Revised ISSUE #2: Bob Stapleford regarding concerns about the ownership of the condos located at Sand Beach.

Bob Stapleford explained to the Planning Commission that he was bringing a "feasibility plan" before the Planning Commission at this time regarding possible privatization of the condo development at Sand Beach. He said that defining and marketing the development as "condominium" dwellings was an impediment for current and future sales, so the owners of the association were looking into privatizing the current 8 units into 8 separate entities and having the jointly owned area, which is mostly beachfront with a small area also along the highway, turned into a 9th "Legal Entity". A possible home owner's association could be formed then, instead of the condo association. The Planning Commission reviewed the history of the development with Dianne Jacobs and Chairman Lee DeChamps, recollecting what they could recall from the original hearings, as well as Mr. Stapleford's recollections with conversations he had on the matter with the developer, Mr. Stroh. The Planning Commission speculated that in the future, there most likely would need to be individual CSM's done on each of the homes in the development, as well as the 9th Legal Entity, if the planned change in ownership took place. The Planning Commission decided not to take any action on the matter at this time, since it is only a feasibility plan and they asked Mr. Stapleford to keep them informed on future developments. Mr. Stapleford agreed to do that.

**Note: Zoning Administrator Gary Jacobs had to leave the meeting at this point to attend to a personal matter.*

(8:00 to 8:30 pm) ISSUE #3: Continued work on the Working Lands Initiative, addressing the DATCP Cursory Review of the Exclusive Agriculture Ordinance

The Planning Commission worked on the latest changes DATCP recommended addressing Text in the A-1 Exclusive Agriculture section for: General Agriculture, adding permitted and conditional uses for new forms of farming not currently addressed in the zoning; further defining Agricultural Warehouses; clarification on home business ownership/operation; farm dwelling split off terminology clarification; adding language that addressed land re-zoning standards. Due to time constraints, the changes and additions to the Definitions section were not addressed at this time. The Planning Commission advised Planning Commission Secretary Dawn Goodman to make the adjustments discussed accordingly for review by the Planning Commission for their July 2014 meeting. They advised her not to submit anything further to DATCP at this time.

(8:30 to 8:50) Other Business:

1. Planning Commissioner John Metzler reported that Bee-Keeping supplies were now being sold at Fleet Farm and the projected sales are expected to be high in light of the world-wide bee shortage/crisis and growing popularity of the hobby. He stated he had checked to see what surrounding communities have for zoning on the matter. Most either do not have anything concerning it or only allow it in rural areas. He suggested the Town address **Bee-Keeping** requirements and regulations on the matter as soon as possible. The Planning Commission agreed to add it immediately to the July agenda since some local residents are known to be purchasing Bee-Keeping supplies. It was noted that DATCP had also suggested this be added to the zoning in their current recommendations. The Planning Commission speculated it should add Bee-Keeping as a Conditional Use item in both General and Exclusive Agriculture at their July 2014 meeting.
2. Dianne Jacobs reported that at a recent meeting she attended on behalf of the Town, they recommended "**Storm Water Management**" needed to be added to Chapter 14, re-writing it to ensure that it is done to Brown County, DNR and Town specifications. She noted it should include: "the Town may hire an engineer to ensure that Town Storm Water Management is done properly".

Date & Time of Next Meeting were set: Tuesday July 15, 2014 at 7:00pm, if it is found necessary for the Planning Commission to meet.

Motion to Adjourn Made by: Bob Boncher, Dianne Jacobs seconded. **AYES 5 NAYS:** None. **Motion Carried.**

Time of Adjournment: 8:51 p.m.

Planning Commission Chairperson

Planning Commission Secretary