

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 9/20/16

TIME: 7:00 p.m.

PRESENT: Bob Boncher, Mike Gilson, Dawn Goodman, Jason Miller, Jack Salewski .

ABSENT: John Metzler, due to work obligations; Gary Jonet, due to a prior commitment.

Others Present: Brian Peot, Bob and Linda Miller.

Special Note: In the absence of Planning Chairman, John Metzler, Mike Gilson ran the meeting.

APPROVAL OF LAST MEETING'S MINUTES: Mike Gilson opened the meeting and noted that the meeting notice was properly posted in 3 places. The August 16, 2016 meeting minutes were reviewed. Jason Miller made a motion to accept the minutes as presented. Bob Boncher seconded the motion. All 5 members approved.

ISSUE #1: Conditional Use Request #1006-J, by Robert and Linda Miller of 6189 Depeau Rd to have a "Fish Pond" for sport fish, which they describe as "decorative recreation use" at GB-146. Estimated size: 18,000 square feet. (7:02 to 7:09 pm).

There was a **Motion to Open the Floor by:** Bob Boncher, Jason Miller 2nded. Floor was opened.

Mike Gilson asked the Millers how deep the pond would be. Mr. Miller stated it would be around 12 to 15 feet deep (the sides would be sloped, as is customary). Dawn Goodman asked if there are any water issues in that area. The Millers stated there were not. Jason Miller asked if any of the neighbors complained or had issues about the proposed pond. The Millers stated there were none. Bob Boncher questioned if there are any children in the area around where the pond would be. The Millers stated there are not. Mr. Miller then went on to explain that the water in the area appears to have a natural flowing well and that a former neighbor used to water cows in that area. Mr. Miller stated his son will be excavating the pond, that it will be approximately 400 feet from the road, and that he may construct it to include a couple shelves for fish to congregate. He stated they hope to stock the pond with crappies, blue gills and bass. The Millers asked how long the Conditional Use permit is good for because they are not sure if they will have time to construct it before winter, but hope to do so possibly late in October yet. Planning Commission members could not recall exactly how long it is good for, but speculated one year. Zoning Administrator Gary Jonet was not present to give a definite answer, but they were told there will be a definite answer by the time of their Public Hearing.

There was a **Motion to Close the Floor by:** Bob Boncher. Jason Miller 2nded. Floor was closed.

MOTION MADE BY Bob Boncher to recommend to the Town of Green Bay Board to **approve** this Conditional Use Request #1006-J, by Robert and Linda Miller of 6189 Depeau Rd to have a "Fish Pond" for sport fish, which they describe as "decorative recreation use" at GB-146. Estimated size: 18,000 square feet.

MOTION 2NDED BY Jason Miller. **AYES:** 5 **NAYS:** none. **ABSTAIN:** None. **MOTION CARRIED.**

Public Hearing set: Tuesday 10/11/16 at 6:45pm.

ISSUE #2: Certified Survey Map of Gene Van Den Plas. Part of Lot 6 of Meadow View Acres: GB-668-306: Lot 1: 1.50 acres; Lot 2: 2.00 acres. (7:18 to 7:25 pm).

Brian Peot, surveyor for Gene and Susan Van Den Plas, appeared before the Planning Commission with a new Certified Survey Map, which divides the formerly single lot property into 2 lots now: Lot 1 will be 1.50 acres; Lot 2 will be 2.00 acres. He stated it is “just a split”. It was noted that Van’s Mechanical is located on the current parcel. Jason Miller questioned if it would be used for residential or business. Mr. Peot explained it would stay zoned as business and that there would possibly be another business eventually on the second lot. He pointed out that there will be no vehicle access to or from Clover Valley Drive, stating that it is written as a “restrictive covenant”. There were no further questions or comments.

MOTION MADE BY Jason Miller to recommend to the Town of Green Bay Board to **approve** the Certified Survey Map of Gene Van Den Plas. Part of Lot 6 of Meadow View Acres: GB-668-306: Lot 1: 1.50 acres; Lot 2: 2.00 acres. **MOTION 2NDED BY** Bob Boncher. **AYES:** 5 **NAYS:** none. **ABSTAIN:** None. **MOTION CARRIED.**

Public Hearing set: Tuesday 10/11/16 at 6:30pm.

ISSUE #3: Incorporating “Possession of Drug Paraphernalia” 961.571(1) into the Town’s Code of Ordinances. (7:26 to 7:35 pm).

Dawn Goodman passed out the information she received from Town Chairman Lee DeChamps at the August Town Meeting. He had instructed her that the Planning Commission should use the information to draw up a new ordinance. After reviewing the materials, the Planning members advised Dawn Goodman to draw up a draft of the ordinance for the next Planning Commission Meeting so they could review and revise it if necessary before submitting it to the Town. Dawn agreed to do so.

Old Business: (7:36-7:50 pm)

- 1. Dan Metzler U-Haul Truck Conditional Use Review.** Dawn Goodman explained that at the September 13, 2016 Town Meeting, Dan Metzler appeared because he did not agree that there was any issue with his having more than one vehicle on the front area of his storage unit property. He had his lawyer review the situation and had a letter from the lawyer which he had submitted to the Town Board. A copy of the letter was given to Dawn Goodman for the Planning Commission. The Town had to agree with his lawyer because there were no stipulations about there only being “one vehicle” in the Conditional Use permit. Dawn passed out a copy of the letter from Troy Dalebroux to the Planning members. The Planning Commission then reviewed the Conditional Use Permit and the wording in the minutes from the meeting. It was agreed by all that in the future when there is a Conditional Use Permit, any concerns will be noted via very detailed stipulations for the Town to review and decide upon.
- 2. Sex Offender Ordinance update.** Dawn Goodman reported to the Planning Commission that at the September 13, 2016 Town Meeting, Town Clerk Debbie Mercier reported to the Town Board that she had met with the Town’s Association representatives at a recent meeting and at that time, she discussed the new State Law decisions on Sex Offender legislation and how it should be applied to our current ordinance on that matter. She was advised not to change our ordinance.

Other Business: (7:50-8:00 pm)

- 1. Sharon Depeau will be at the October 2016 Planning Commission Meeting to discuss possibly having a Bed & Breakfast for visitors to the Shrine.** Dawn explained that September 13, 2016, before the Town’s Meeting, Sharon Depeau had called Zoning Administrator Gary Jonet and herself, , about possibly having a Bed & Breakfast for visitors to the Shrine. Dawn had talked to Gary about it and he had

stated to her that he was “hesitant because it would be a business in a residential area and that it must be rezoned to Business.” He recommended the matter should wait until Sharon Depeau actually gets a Rezoning permit. He thought she could possibly have a discussion with the Town Board and Planning Commission members before she actually goes ahead with the Rezoning permit process. Dawn explained to the Planning members that Sharon had come to the Town Meeting 9/13/16 and explained her ideas to the Town Board. *(She’s considering buying a current single family 3 bedroom home for sale in one of the Town’s subdivisions, which she would possibly divide into various private areas for multiple guests—who she might limit to being only from the Shrine--and she might stay overnight there when guests visit and then possibly cook for them).* At the September meeting, Town Clerk Debbie Mercier stated she agreed with Gary Jonet’s advisement that it be rezoned as business. John Metzler stated at the Town Meeting that he would probably not have a problem with it, but advised Dawn that Sharon should be put on the Planning Commission’s October agenda for a more detailed discussion with all the Planning Commission members, so that all of the Planning Commission would be there and be able to express their thoughts on the matter. He stipulated there be no rezoning permit request at that time. Dawn agreed to put Sharon on the October Planning Commission meeting agenda and advised the Planning Commission accordingly.

Date & Time of Next Planning Commission Meeting were set: Tuesday, October 18, 2016 at 7:00 pm, *if it is found necessary to have a meeting.*

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

Time of Adjournment: 8:05 p.m.

Planning Commission Chairperson

Planning Commission Secretary