

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 8/15/17

TIME: 7:01 p.m.

PRESENT: Dawn Goodman, John Metzler, Brad De Champs, Jason Miller, Dylan Mercier.

ABSENT: Gary Jonet (prior commitment); Mike Gilson (unable to attend).

Others Present: Town Chairman, Lee DeChamps; Town Clerk, Debbie Mercier; Shirley Gomand.

SPECIAL NOTES:

1. At approximately 6:55 pm, Town Clerk Debbie Mercier swore in Dylan Mercier as a member of the Planning Commission.

APPROVAL OF LAST MEETING'S MINUTES: John Metzler opened the meeting and asked if the meeting notice was properly posted in 3 places. Dawn Goodman confirmed it was. The July 18, 2017 meeting minutes were reviewed.

MOTION MADE BY: Jason Miller to accept the minutes as presented.

MOTION 2NDED BY: Brad DeChamps. **AYES:** 5 **NAYS:** 0 **MOTION CARRIED.**

ISSUE #1: Zoning Amendment Request (with CSM) by Dylan Mercier to re-zone parcel GB-122-1 from A-1 Exclusive Agriculture to R-R Rural Residential for plans to construct a single family dwelling in the future (7:01-7:15).

It was noted that the CSM was approved in the past. It was noted that Zoning Administrator Gary Jonet did not have any issue with the re-zoning. It was noted that there is a pond on the parcel, approximately in the middle, and there is a drainage way also near roadway. There should not be any issue with that. Dylan was asked why he wanted to rezone. He stated he would like to build a home on the property in the near future, possibly within a year or two. There was a question as to if he was going to do farming on the parcel, since a home is allowed on Exclusive Agriculture if it is part of the farming operation. A-2 General Agriculture was also discussed as another option. He stated did not plan to do farming, which is why he asked for rezoning. There was further discussion as to why the zoning was going to be changed to R-R Rural Residential rather than E-R Estate Residential, which might be more appropriate for that area and is the usual rezoning in such cases. Town Clerk, Debbie Mercier explained it was a mistake on her part when she helped Dylan filing the paperwork for the rezoning. So the request for the rezoning was changed to E-R Estate Residential by Planning Commission Secretary Dawn Goodman.

MOTION MADE BY Jason Miller to recommend to the Town Board the acceptance of the rezoning of parcel GB-122-1 from A-1 Exclusive Agriculture to E-R Estate Residential.

MOTION 2NDED BY Brad DeChamps. **AYES:** 4 **ABSTAIN:** 1 (Dylan Mercier because it is his parcel in question). **NAYS:** 0 **MOTION CARRIED.**

***Public Hearing set for 6:45pm on September 12, 2017.**

2. Old Business

A. Continue work on the Special Events Permit Application and Ordinance based on recommendations from the Town's Attorney, James M. Kalny of the Davis Kuelthau law firm. (7:16pm-7:55pm).

Planning Commission Secretary Dawn Goodman explained that the Attorney Kalny thought originally that he could have his review and recommendations for the Special Events Permit Application and Ordinance done on time for the Planning Commission meeting. But it took longer than he anticipated and so all she could present at this time was his comments on why some of the wording needed revising and/or omitted and

additional wording would need to be added. The copy was passed around and reviewed by the Planning Commission. Dawn Goodman noted that the Town Clerk, Debbie Mercier was also given a copy of his revision recommendations. Planning Commissioner, John Metzler asked that all the Planning Commission members get a copy for the next meeting so that the changes could be made. Dawn Goodman explained that the revisions were not done yet and that when the Attorney was complete with his revisions, he would send them to her & Town Clerk Mercier and then a copy would be shared with all of the Planning Commission.

Dawn Goodman also informed the Planning Commission and Town Chairman DeChamps that the Attorney advised her that if the intention of the Application and Ordinance is to raise additional revenue for the town, then it is not appropriate or legal to do so in this manner. He advised that in such a case, a tax would need to be adopted by the Town.

Dawn Goodman further explained that the Attorney advised it was still appropriate to have a Special Event policy/application in order for the Town to be informed about special events that may occur and so that they may be able to respond to issues that may arise with them such as accidents, traffic, emergencies, protests, etc.

Dawn Goodman explained some of the additions that might have to be part of the revision, such as an appeals process for anyone that is denied a permit. The Liability wording also needed some revising, etc.

She stated the Attorney had estimated he could have a preliminary revised Ordinance and Application for the September Planning Commission meeting.

3. Other Business:

(8:00-8:05pm) Shirley Gomand asked to address the Planning Commission. She stated she wanted to thank the Planning Commission for all the work they did on her family's rezoning request regarding a possible hotel across from the Shrine. She stated that she and her family very much appreciated it.

Date & Time of Next Planning Commission Meeting were set: Tuesday, September 19, 2017 at 7:00 pm *if it is found necessary to have a meeting*

Motion to Adjourn Made by: Jason Miller; Dylan Mercier 2nded. **AYES: 5 NAYS: 0. Motion Carried. Adjournment time:** 8:07 p.m.

Planning Commission Chairperson

Planning Commission Secretary