

## TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

**DATE:** 12/21/10

**TIME:** 7:00 p.m.

**PRESENT:** Bob Boncher, Dianne Jacobs, Mike Gilson, Gary Jonet, Dawn Goodman

**ABSENT:** John Metzler & Bob Geyer were absent due to prior obligations.

**Others Present:** Chuck Lamine, Brown County Planning Director; Aaron Schuette, Brown County Senior Planner; Doug Hartman, Brown County Assistant Park Director; Ray Terrien of Red Rocket Shell; Paul Wauters of JAG Outdoor Advertising.

**Special Note:** In the absence of John Metzler, Dianne Jacobs assumed the role of Planning Commission Chairman and ran the meeting.

**APPROVAL OF LAST MEETING'S MINUTES:** Dianne Jacobs opened the meeting and noted that the meeting notice was properly posted in 3 places. **MOTION MADE BY:** Bob Boncher to accept the minutes. **MOTION 2NDED BY:** Gary Jonet. **AYES:** 5 **NAYS:** None. **MOTION CARRIED.**

**ISSUE #1: Brown County Representatives Regarding a Permit for the new Bay Shore Park Wind Turbine (7:03-7:40 pm)**  
Brown County Senior Planner Aaron Schuette passed out a 3 pages of examples of wind turbines for the Planning Commission to review. Page one showed an example of a 10 kilowatt wind turbine with 140 foot guyed lattice tower. Page two showed an example of a 10 kilowatt wind turbine with 120 foot guyed lattice tower. Page 3 showed an example of a 35 kilowatt wind turbine with 140 foot self-supporting lattice tower. The proposed Bay Shore Park wind turbine would be 10 kilowatt, 140 foot, self-supporting lattice tower with no guy wires. Then he explained that the preliminary site the County had chosen was the site of the current baseball diamond and that this site was chosen based on the best projected siting determined by the Seven Generation group, which conducted a Wind Site Analysis on the premises. But after contacting adjoining property owners it was decided to change the wind turbine location, especially because the land owners who originally donated the land, Ken and Sally Rabas, had donated it with the condition that it be used for a baseball diamond and that they now strongly objected to the tower going on the site of the ball diamond. Another objection to the first site was from adjoining property owner Glen Charles, who felt the first location would be too close to his property.

Then Aaron Schuette passed out a new sheet with the plans and specifications of the newly proposed alternative site, which would be on the small triangular-shaped piece of lawn between the roadway to the former Park housing area and the road/ledge going down to the boat landing. Preliminary inquiries by the County with the State Historic Society and the DNR found nothing objectionable about this potential new site. Further boring, soil and rock tests, surface fracture-ability, etc. would still need to be done as well as a new Wind Site Analysis from Seven Generation because the site's proximity to the ledge and trees changed and could be affected by turbulence and other factors.

Dawn Goodman questioned why Bay Shore Park was chosen when a Seventh Generation study she had seen back in March, 2010, (while she was at a meeting as a member of the Brown County Solid Waste Board) of the nearby area was not encouraging.

Other Planning Commission members questioned the estimated amount of money and/or savings the turbine would generate.

Brown County Planning Director, Chuck Lamine, explained to the Planning Commission that Brown County has a non-renewable energy reduction goal of 25 percent and that this project will help in that respect and that the project is a good message for the people of Brown County. He stated that the project will be in the position to sell back excess energy not utilized during the winter time, which could possibly be put towards the park's summer operating costs.

Brown County Assistant Park Director, Doug Hartman, stated that some of the costs of the project will be paid for by Federal incentive monies, and Focus On Energy, with the County's contribution toward the project be relatively small. He said the estimates were for the project to pay for itself in possibly 4 years. He stated that the Seventh Generation study he looked at for the project rated the site as "Excellent". He did point out that there would still need to be boring and soil and rock studies done before it is finalized.

Dianne Jacobs said she was hesitant to ok a project until the actual site was actually approved.

Mike Gilson stated "I am not for this at all because it is a park, not a wind facility".

Gary Jonet said he felt the same about it because it would take away the feeling of it being a park.

Dawn Goodman asked if solar panel technology might be a better option.

Doug Hartman responded to Dawn's inquiry, stating that it would not be cost effective due to the amount of tree coverage near the buildings and because of the age of the buildings and facilities at the park.

Dianne Jacobs asked how long it would be before the County had the results of the studies and decided for sure on the location.

Chuck Lamine said it would take about 2 weeks for that information to come through.

Bob Boncher questioned why it could not be located further away from the Park area on some adjacent seemingly vacant land next to the park. He explained he was concerned about it being too close to people staying and visiting the park, even being a danger to people utilizing the road that goes down to the boat launch in the event the tower would fall or parts might come off of it.

The County representatives explained that the road is not a public road but a Park road.

Bob Boncher said he did not agree with that interpretation and that it is actually a public road used by the public to go to the water below and the boat launches.

The County representatives also explained that they do not own the adjacent property and they would prefer not to bother the adjacent neighbors.

Mike Gilson said that he is totally against the project and wants to see the actual figures on how much money and power it actually would generate.

Dawn Goodman expressed concern that the County was actually using the park as a public relations project to showcase the County's "Green Efforts" because it is so close to the highway and would have high visibility. She further stated that the Town and Planning Commission is very concerned about protecting the park because it is a rare, beautiful and unique area on the Niagara Escarpment.

Other Planning Commission members then expressed that the Town is committed to maintaining the "Rural atmosphere" which Town residents asked for when the Comprehensive Plan was drawn up and that a wind turbine in an otherwise pristine rural waterfront park does not comply with that idea.

All three County Representatives disagreed very strongly and said that it was not their intention at all to exploit the park for publicity and that they were actually trying to do something positive for the environment so that the County could decrease its dependence on the Coal powered plants that turned the air around the municipal area a hazy brown at times. They then reiterated that they had checked with the DNR and the Historical Society and would be doing further studies before making a final decision.

A number of the Planning Commission members then expressed concern that the tower being in a park poses the possible problem of being a desirable danger, inciting park visitors to climb it and that these people might then injure themselves and/or cause damage to the tower as well.

Dianne Jacobs suggested an unofficial straw vote be taken amongst the Planning Commission members to give the County representatives some idea how they would vote on the subject. All 5 of the Planning Commission members present voted against approving the project.

The County representatives pointed out that they were actually being consistent with the State rules of 1.1 set back and other new laws concerning wind turbines.

There was no further discussion about this matter so the County representatives left the meeting. The matter was tabled until further information or concerns arose about this matter.

**ISSUE #2: Jag Signs regarding Signage at the Red Rocket gas station (7:41-8:09pm):**

Ray Terrien of the Red Rocket Shell and Paul Wauters of JAG Outdoor Advertising, appeared before the Planning Commission to present their proposed plan for an addition, an Electronic Message Center, to the pre-existing Shell sign along Highway 57, near the Red Rocket gas station. They handed out a spec sheet with a mock up of what the new addition would look like up on the current sign's pole in respect to the what is already there. The current signage with the Shell insignia is 16 x 16 foot. The new additional Electronic Message Center would measure 5 x 15 feet. The lighting would be LED, and Red colored. It would be a double face twinpak cabinet, the weight is 1585 pounds. The Matrix Size is 40 x 128 and includes 5 lines/26 characters at a 10 inch type.

Ray Terrien stated he needed to switch to this sort of signage because his business and visibility has continued to suffer since the re-design of the new highway changed accessibility to his gas station and adjoining gift shop off the main highway and onto a frontage road instead. His hope is that a higher electronic sign on the already pre-existing sign pole will increase his gas station's visibility and bring in more business again. He admitted he would need to take down some of the current extraneous signage along the backside of the business along the highway because it would violate zoning requirements. Town Zoning Administrator, Gary Jonet,

agreed this was true and stated he had no problem with the new plan for the new sign provided the old signage comes down and he is clear that no more new signage may go up. Dianne Jacobs also stated she had no problems with the new signage as long as Gary Jonet verified things are as they should be during the construction process. Paul Wauters said he would keep Gary apprised of the situation with photos and information as needed. Mike Gilson clarified that 1 sign is going up and 4 signs are coming down.

**MOTION MADE BY:** Bob Boncher made a motion to recommend to the Town to approve the Electronic Message Center at the Red Rocket Gas Station, provided owner Ray Terrien take down approximately the same number of square feet and inches in signage as he is putting up. **MOTION 2NDED BY:** Mike Gilson **AYES:** 5 **NAYS:** None. **MOTION CARRIED.** Gary Jonet then gave Paul Wauters an application for the sign.

**ISSUE #3: Jag Signs regarding trimming vegetation and upkeep of Signage along Highway 57 (8:10-8:30pm):**

Paul Wauters of JAG Outdoor Advertising appeared to discuss trimming trees and bushes along signage his company owns along Highway 57. He passed out a Legal sized photo with measurements & photos of the trees that were troublesome. He said he has been in contact with the State and they required him to notify the Town as part of the process. He stated that the JAG signage is difficult to see because the trees obstruct some of the views of the signs. He stated most of the trees seem to be poplar and red cedar. He clarified he would be trimming the trees, not removing them. He asked if the Town could assist him with the process. The Planning Commission explained that the Town could not afford to do any actual tree-trimming. Dianne Jacobs said she wanted the minutes to reflect the following: The Town should send a letter to JAG sign as soon as possible about it being permissible to trim the trees and shrubs, and that JAG signs would then send the letter on to the State regarding the matter". The Planning Commission members agreed and the matter was tabled.

*Special note: the agenda was changed to reflect a new issue #4 because Mr. Schelfhout of Wind Energy Solutions, LLC did not appear regarding a possible Windsire System on the Resch Property.*

**Revised ISSUE #4: Adding road and culvert specifications to the Town of Green Bay Ordinance (8:30-8:37pm):**

Zoning Administrator Gary Jonet explained to the Planning Commission that there are continuing issues questioning the Culvert Specifications whenever a new road or driveway is put in, inspite of Gary including the specifications on his Land Use Permit Requirements whenever someone applies for a Permit. After discussion about the matter at the December Town Meeting, the Town Board instructed Gary to have the Planning Commission add the Road Specifications, including the culvert specifications, to the Zoning Ordinance for increased visibility and access to the public. The Planning Commission agreed this was a good idea so they agreed to begin a re-write to conform to the Town's specifications. They gave Dawn Goodman a copy of the Town's resolution #2003-1 and the Land Use Permit to refer to the wording. She will present the new Ordinance at the January Planning Commission meeting for review and fine-tuning.

**Revised ISSUE #5: Re-wording roofing zoning language (8:38-8:50pm):**

Zoning Administrator Gary Jonet explained to the Planning Commission that the wording regarding Roofing Material (see Section IV, "General Provisions", K. "Residential Dwelling Standards" 3. "Roofing Materials", on page 25), needs to be updated to address the increased use of metal roofing systems for homes. The Planning Commission agreed the ordinance needed to be updated. Gary Jonet issued a Zoning Amendment Request #729-J as part of the process. **MOTION MADE BY:** Dianne Jacobs made a motion to recommend to the Town to approve the following wording change at the end of the second to last sentence in Section IV, Item K, number 3: eliminate the period at the end of the sentence, add a comma and add this wording: "and metal roofing systems."

**MOTION 2NDED BY:** Bob Geyer **AYES:** 5 **NAYS:** None. **MOTION CARRIED.** The Planning Commission requested Dawn Goodman post the change in the zoning and the date and time for the public hearing on the matter in the newspaper accordingly for 6:50 pm January 11, 2010.

**Other Business**

There were no other issues or business covered at this time.

**Date & Time of Next Meeting:** Tuesday January 18, 2010 at 7pm.

**Motion to Adjourn Made by:** Dianne Jacobs. Dawn Goodman seconded. **AYES:** 5 **NAYS:** None. **Motion Carried.**

**Time of Adjournment:** 8:53 pm.

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**Planning Commission Chairperson**

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**Planning Commission Secretary**