

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 4/24/7

TIME: 7:26 p.m.

PRESENT: John Metzler, Mike Gilson, Dianne Jacobs, Gary Jonet, Dawn Goodman

ABSENT: Bob Geyer, Daryel Boulanger

APPROVAL OF LAST MEETING'S MINUTES: John Metzler opened the meeting & noted that it was properly posted in 3 places. The minutes from March 15, 2007 were reviewed.

MOTION MADE BY: Dianne Jacobs to accept the minutes.

MOTION 2NDED BY: Gary Jonet seconded the motion.

AYES: All

NAYS: None

MOTION CARRIED.

ISSUE #1: Dennis Mercier is requesting to dig a pond larger than 500 cubic yards. Dennis explained that approximately 2000 yards of soil would be removed from his parcel and then be utilized by a nephew who is building a house.

Legal Description: GB-123 is 19.992 AC M/L. E ½, SE ¼ of the SW ¼, of SECTION 11, T24N, R22E, TOWN OF GREEN BAY, EX RD.

John Metzler questioned if the DNR was contacted in this regard, what the slope would be & the actual zoning of the property currently.

Gary Jonet questioned how far from the lot the pond would be. Gary referred all to the zoning book, page 111 for clarification on all requirements.

Dianne Jacobs pointed out that they will have to be 500 feet away from the lot line. She referred to page 107, C, 1 for clarification on this.

Then it was decided that rules on page 39, Section X. A-1 Agriculture, A. Permitted Uses, 4. Farm Ponds, applied to this situation.

Dianne Jacobs said that Kevin & Larry would definitely need to be notified. She cited that anything less than 30 acres must be rezoned as residential by law now.

Then the group referred back to page 111. F. Material Handling. They must stay within 50 feet of any property line. And the slope can be 3-1 (see p. 111, H. 3).

Discussion ensued about what area the pond would be exactly. Dennis said that the area was not defined exactly at this time, but thought it would be just near the corner of the area. Dennis replied that the area of the pond would be something like 80x100 and that he would be doing it himself with some equipment he has.

Dennis asked the Commission if the Berm could be closer. Dianne said that yes, it could.

Mike Gilson questioned if drainage/flowage have been considered and recommended that they pay attention to that in order to avoid future problems. Dianne Jacobs recommended staying away from the ditch also. Dennis said there is not a ditch near the area.

VOTE: Recommend to the Town of Green Bay Board to allow this Conditional Use Permit under the following conditions: A. It be 50 feet from any property lines. B. That the Slope be not less than 3:1.

MOTION MADE BY: Dianne Jacobs

MOTION 2NDED BY: Mike Gilson

AYES: All

NAYS: None.

ABSTAINS: None.

MOTION CARRIED.

ISSUE #2: Larry Dufek is requesting a zoning change from A1 Agriculture to Estate Residential because he wants to remove existing buildings from tillable acreage and sell new parcels to the family that is currently renting these buildings.

Legal Description: GB-191 is 221, 796 square feet of 5.0916 acres. SE ¼, of the NE ¼, of Section 15, T24N, R22E, Town of Green Bay, AT: 5431 Church Road.

Larry explained to the Commission that Vicki Cravillion, his current renter of the property, would like to buy it. She wants some of the area west of the current house for herself and possibly for eventual use by her daughter. Larry went on to explain that the Manure Pit will be closed in, a Land Conservation permit has been obtained already, the Sanitation System will be addressed by a Mound System Permit he has obtained & will transfer to Vicki Cravillion. That should be installed within 2 months.

VOTE: Approve and Accept the CSM for Larry Dufek and that the property in question be rezoned from A1 Agriculture to Estate Residential.

MOTION MADE BY: Dianne Jacobs

MOTION 2NDED BY: Gary Jonet

AYES: All

NAYS: None

ABSTAINS: None

MOTION CARRIED.

ISSUE #3: The Planning Commission began examining and discussing the Town of Rockland Large Wind Energy Facility Ordinance. They decided they needed to clarify a number of issues with both the Town of Rockland and possibly seek out professional & legal advice on a number of issues cited in Rockland's Ordinance. The Planning Commission thought it might be wise to have a Moratorium on Wind Turbines/Windy Energy Facilities & Table further discussion until the Planning Commission can find

answers to these issues. The Planning Commission decided it will examine the Rockland Ordinance line by line, point by point at the next meeting in May, if time allows.

ISSUE #4: Sexual Offender Residency Restrictions. The Planning Commission decided to Table this matter and recommended: “At present, we will wait to see if the DOC challenges the Green Bay Ordinance”.

ISSUE #5: The Overlay Area. The Planning Commission decided to Table this matter until they have more time for discussion.

Other Business: The Planning Commission discussed the continued absence and frequent past absences of Planning Commission Member, Daryel Boulanger and how to address the situation. John Metzler said the Planning Commission should consider drawing up a letter from the Planning Commission to the Town Board, stating that: due to absences on: 1/23/7, 3/15/7, 12/12/6, 10/17/6, 9/13/6, 6/13/6, 5/24/6, 5/9/6, 1/10/6 , the Planning Commission is requesting that the Town Board take action on the matter.

DATE & TIME OF NEXT MEETING: May 15, 7:00 p.m.

John Metzler made a motion to adjourn, Gary Jonet seconded.

TIME OF ADJOURNMENT: 9:26 p.m.

Planning Commission Chairman

Planning Commission Secretary