

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE HEARING

July 6, 2010

7:30 A.M.

Planning & Zoning Conference Room

PRESENT: Supervisors, Patrick Brennand - Chairman, Claud Thompson, Jeanette Diakoff, and Thomas Egan. Cary Rowe – Zoning Administrator.

ABSENT: Joanne Sievert.

The meeting was called to order by Patrick Brennand at 7:30 A.M.

1. Ormand Beach Heights 1st Addition – Final Plat

Committee reviewed the final plat. Zoning Administrator read correspondence from the Town of Omro recommending approval of the final plat. Zoning Administrator stated that the final plat conforms to the preliminary plat and is entitled to approval.

MOTION by J. Diakoff, seconded by T. Egan, to approve the final plat as submitted. Motion carried 4-0-1 (J. Sievert absent).

2. Country Shores – Final Plat

Committee reviewed the final plat and memo from Associate Planner recommending approval.

MOTION by T. Egan, seconded by C. Thompson, to approve final plat as submitted. Motion carried 4-0-1 (J. Sievert absent).

3. Grundy Quarry – Conditional Use Permit Renewal

Zoning Administrator summarized what developments he understood took place between the town and Michel's Materials since last month when this item was on the deliberative agenda. He also stated that he had not received any additional information since the last meeting. Chairman Brennand asked for a motion to adjourn this item until the August deliberative.

MOTION by C. Thompson, seconded by J. Diakoff to adjourn the conditional use renewal until the August deliberative. Motion carried 4-0-1 (J. Sievert absent).

4. Kenneth Syring – Zoning Change

Committee reviewed the findings in order to take action on a re-zoning request from R-1 to R-2.

MOTION by C. Thompson, seconded by T. Egan, to approve with findings as submitted. Motion carried 4-0-1 (J. Sievert absent).

5. Grundy Quarry – Conditional Use Permit Renewal (reopened item #3)

Robert Bingen of Michel's Materials explained the events that have taken place leading up to his request for renewal of the conditional use permit. He did state that he received some complaints and had just finished addressing each of them. Vibertech Engineering investigated the alleged damages to basements from blasting and determined the blasting was not a contributing factor the deterioration of some of the basement in the adjacent neighborhood. He also said he would provide copies of the reports to the committee for review. Chairman Brennand stated that the previous approved motion to adjourn this item will still apply.

6. J R Development – Zoning Change

Committee reviewed the findings in order to take action on a re-zoning request from R-3 to R-2. Motion by C. Thompson, seconded by T. Egan to approve with findings as submitted. Chairman Brennand asked the Zoning Administrator how the applicant was going to create the additional lots. Zoning Administrator said the applicant could reconfigure 4 lots into 7 lots by creating 2 certified survey maps. Chairman Brennand stated that he had a problem with reconfiguring 4 lots to 7 lots without going through the plat process. He also said he felt the existing R-3 zoning district served as a good buffer between the highway and the balance of the subdivision. There was no vote taken on the motion. Mr. Brennand then asked for a motion to adjourn this item until the August deliberative.

MOTION by T. Egan, seconded by J. Diakoff to adjourn this item until the August deliberative. Motion carried 4-0-1 (J. Sievert absent).

7. William Schmitt – Conditional Use

Committee reviewed the findings and conditions in order to take action on a conditional use request to have 4 dogs in a residential district. Committee discussed the town conditions and wanted to strike the town condition regarding revocation of permit any dog trespasses onto another property. Committee also discussed including a county condition for clarification of town conditions.

MOTION by T. Egan, seconded by C. Thompson to approve conditional use as requested with town conditions excluding town condition regarding trespassing dogs and including a county condition to read “conditional use applies to the existing 4 dogs only”. Motion carried 4-0-1 (J. Sievert absent).

8. George & Kathleen Brennand – Conditional Use

Chairman Brennand opened this item for discussion and excused himself from discussion because he is related to owner. Committee reviewed the findings and conditions in order to take action on a conditional use request for a cell tower.

MOTION by C. Thompson, seconded by J. Diakoff to approve conditional use as requested with findings and conditions. Motion carried 3-0-1 (J. Sievert absent, P. Brennand abstained)

9. Robert Warner / Noel Marshall – Conditional Use Rescission

Committee reviewed memo from Zoning Administrator and the written request from the property owner to rescind conditional use permit No. 06-CU-001.

MOTION by C. Thompson, seconded by J. Diakoff to rescind conditional use permit No. 06-CU-001 as requested. Motion carried 4-0-1 (J. Sievert absent)

ADJOURNMENT

MOTION made by C. Thompson, to adjourn the meeting. Seconded by T. Egan. Motion carried 4-0-1 (J. Sievert absent). Meeting adjourned at 8:15 A.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary

CAR