

Planning & Zoning Committee
PLANNING MEETING
County Administration Building – 3rd Floor Conference Room

May 5th, 2023
7:45 A.M.

* Meeting held in person & via Zoom

PRESENT: Supervisors Jon Hinz – Chairman, Tom Egan, Shanah Zastera, Maribeth Gabert, Howard Miller. Brian O'Rourke – Land Use Planner, Daniel Lefebvre – Code Enforcement Officer, Cary Rowe – Zoning Administrator, Jerry Bougie – Planning Director. Other guests.

1. Approval of minutes from March 28th (Public Hearing), April 14th (Planning Meeting), and April 14th (Deliberative).

Motion to approve these minutes with an amendment to the April 14th Planning meeting minutes by M. Gabert. Motion carried 5-0.

S. Zastera provided the following notes she had taken at the previous Planning meeting, and stated that she would like to amend the April 14th meeting minutes to include her notes. These notes were read out loud in their entirety.

Planning & Zoning Committee- PLANNING MEETING
County Administration Building- 3rd Floor Conference Room
April 14, 2023 7:45 am- Meeting held in person and via Zoom

Present: Supervisors Hinz- Chairman, Gabert- Vice-Chair, Zastera-Secretary, Miller, Egan; O'Rourke-Land Use Planner, Lebevre- Code Enforcement Officer, Rowe-Zoning Administrator, Bougie
Other Guests: Brian Defferding, Dennis Radloff, Jessica Bradley, William (Bill) Benson, Steve City of Oshkosh Public Works Director, another city rep. and Michelle Hase-WI DNR

Input from those present:

Defferding: "time to reject flood plain map amendment"

The city and county take drainage and erosion seriously. Historically FSDs have been only within flood plains. If FSDs are outside of a flood plain, it sets a dangerous precedent. It's not just scientific, it can be political. A Flood Plain Map Amendment would set a precedent. Using NFIP as a method of control. Better to talk with farmers and ask them the best practices versus the top-down approach [FEMA > City > County > DNR].

Radloff: "just ain't right", Shouldn't be able to take it and devalue the land.

Hinz- get all people involved

Bradley: Have we taken a field trip to look at the theoretical plan versus what's actually there?

Benson: The city had the state postpone the culverts. In 2003 the maps were created and never updated.

City Rep: The maps were updated in 2018, 2019.

Gabert: insights and observations of the Sawyer Creek Public Hearing (at the Airport)

Miller: lowering summertime elevations of the lake

Zastera: requested landowner petition be shared with committee

There was no further discussion of this item.

Motion to approve the minutes with an amended April 14th Planning meeting minutes to include S. Zastera's notes by M. Gabert. Seconded by S. Zastera. Motion carried 5-0.

2. Public Forum.

Steve Goede, City of Oshkosh Public Works, stated that the City is opposed to the Committee withdrawing item number 4 on the agenda. He also asked that the Committee adjourn item 4 to their June Planning meeting.

Jason, owner of Spare Space self storage, 1564 Leonard Pt. road, explained the minor change to his Conditional Use. There is currently 90 left open in phase 1, and would like to construct a half-sided building; the building will be 250' long and 30' wide.

3. Review and action on a minor change to an existing conditional use permit: 17-CU-4150.

C. Rowe explained to the Committee determines whether an amendment to a CU and is minor or major alteration. He feels the proposed amendment is minor.

M. Gabert asked if the department has received any complaints with regard to this matter, to which C. Rowe responded that no complaints have been received.

S. Zastera asked if the Town was aware of the amendment, and did they provide any feedback; the owner stated that the Town is aware of this proposal.

T. Egan asked if there would be any traffic issues; C. Rowe stated that this use is one of the least trafficked uses.

M. Gabert made a motion to accept a minor change to this CU. T. Egan seconded. Motion carried 5-0.

4. Review and action on withdrawal of Sawyer Creek Floodplain Map Amendment.

J. Bougie stated that the department received a letter from the City of Oshkosh's attorney the previous evening that expressed their opposition of the Committee with drawl of the application with regard to this matter.

There was a consensus of the Committee that this item be adjourned to the June Planning meeting, so that the Committee has time to understand the contents of the letter, as well as having Corporation Counsel read it as well.

Motion to adjourn this item to the June Planning meeting by T. Egan. Seconded by H. Miller.

S. Zastera made reference to the Protest resolution that was received by the department.

C. Rowe stated that the resolution was not valid as 50% of the property owners did not sign the resolution.

Motion to adjourn this item to the June Planning meeting by T. Egan. M. Gabert Seconded. Motion carried 5.0.

5. Review and action to forward town zoning changes to County Board.

C. Rowe provided a memo which recommended forwarding a town of Vinland zoning change for Pahlow to County Board.

Motion to approve a Town of Vinland zoning change for Pahlow by M. Gabert. Seconded by T. Egan. Motion carried 5-0.

C. Rowe provided a memo which recommend forwarding a Town of Vinland zoning change for Resnick to County Board.

Motion to forward a Town of Vinland zoning change for Resnick by T. Egan. Seconded by M. Gabert. Motion carried 5-0.

Motion to adjourn by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

Brian P. O'Rourke, AICP – Recording Secretary