

**Rushford Township Zoning Committee Meeting
May 25, 2022**

Zoning Committee Members:

Vice Chairperson: Jim Moore

Town Supervisor: Jerry Schoonover

Board member: Ryan Helmuth

Russ Lee (alternate)

Zoning Administrator: Tom Jackson

Also present for all or part of the meeting: 9 additional persons per attendance record on file, though others were present who did not sign in.

The meeting was called to order at 7 pm by Moore

New Business:

- Zoning Change for Tim Beck, 533 Michigan St, Sturgeon Bay, WI 54235 for parcel 022 0206 located at 8494 State Road 21, Omro, WI The existing use was a church/ The Gathering and is zoned Commercial. He would like to rezone the property to HRD (high destiny residential) for a home. Description is Town of Rushford, Section 10, T18N, R14E, .37 acres.

Hendricks stated the description of the property was incorrect in the posting. Jackson said that the property was purchased for possible prisoner placement. There have been plenty concerns and County hearings. He has understood that there is a family who have come forward to purchase the property to raise their family. They want to remodel the property for residential use and it is much easier and cheaper to have that done if it is not zoned commercial. It is less than a ½ acre which HDR has to be at least ½ acre, but the Towns zoning ordinances allow parcels under ½ A to be zoned HDR. Egan introduced the agent for the realtor for the property, Kathy Schlagel-Grier from Berkshire Hathaway HS Fox Cities Realty. She has been almost a lifelong resident of the Town. Her motivation for this property is that it would be taken care of and loved like here family did. They have an accepted offer from a family from Kaukauna. The realtor has conditions that need to be met, such as zoning and an occupancy permit. All codes in the building have to be as it was a new home. She had a listing of all the vendors that are working on the property to fulfil the occupancy permit. The family that is purchasing the property has ties in the Omro & Winneconne area. Helmuth wanted to be crystal clear that this family is going to be residing on the property. Grier stated that if she felt that was not going to happen, she would not be here tonight. Egan said he called the people direct to be sure of their intentions. It will be their family home. Egan added that Kathy Schlagel-Grier did a lot of work to get the property to someone who would love the area as so many have. Lee asked if all the requirements have been met, such as set backs. Jackson said the only thing that does not meet is the front 100' setback, which the state owns about 20' of the building, so the Town does not have control over that, but it is a non conforming lot with a non conforming building. The state seems to be good with that, for that building did not come down like others when they redid the highway. Kathy said the building has to be 1000 sq ft and you can not run a business and a home from the property.

The floor was opened up to take questions from the audience.

Motion by Helmuth, 2nd by Schoonover to approve the zoning change for parcel 022 0206, located on 8494 State Road 21, Omro WI from Commercial to HDR. Motion passed by roll call vote: Jim Moore – aye, Jerry Schoonover – aye, Ryan Helmuth – aye, Russ Lee – nay.

Other Business: Jackson said the Michaels Pit on State Hwy 21 has done some excavating and plan to extend the quarry to the East. He asked if a plan was sent into the Town, which it has not been at this time.

The meeting was adjourned at 7:35 with a motion by Helmuth and seconded by Schoonover.

Submitted by Peggy Hendricks, Town of Rushford Clerk