

**Rushford Township Planning Committee Meeting
August 30, 2017**

Board and Committee Members Present: Town Chairman Tom Egan, Town Supervisor Pat Kafer, Town Clerk Peggy Hendricks and planning committee members: Town Supervisor Jerry Schoonover, Rob Resop, Nicole Bahn and Dan Stokes.

The meeting was called to order at 7:00 P.M. by Dan Stokes.

Public Hearing for Phillip & Ginger Horejs on Parcel 022-05570-101 on State Road 116, Omro

- Applicants are requesting a Conditional Use Permit (CUP) for the construction of a 24' by 40' wood framed garage prior to the construction of their home in 2018
 - Zoning is RR – Rural Residential District
 - No neighbors contacted anyone on the town board with concerns
 - Home is planned to be 1,792 sq. ft.
 - Question if woodworking to be completed in garage would be for business or personal use. Horejs replied personal.
 - Sanitary permit not yet obtained, site plan done, perk test complete
 - Waiting on state, culvert and conditional use permit
 - Always concern if CUP is granted and home never ends up being constructed, usually needing to rely on the applicant's word. Horejs replied that this is their retirement plan and the home will be built.
 - Comment made by Egan that the property has already been cleaned up since it was purchased this spring

Motion made by Bahn, seconded by Schoonover: Recommend approval to the town board for a CUP to construct a 24' by 40' wood framed garage on parcel 022-05570-101 prior to the construction of a home in 2018. All voted in favor.

Old Business: Discussion on Edward Patrick Parcel 022-071701 at 9133 River Road, Berlin

- Town Clerk Hendricks has sent certified letters previously on 7/15/16 and 7/24/17
 - Most recent certified letter picked up by Patrick but no contact has been made with board or zoning administrator
 - Letter noted fines can begin after 31 days
- Continued concerns about safety with inability of emergency vehicles to get in driveway as well as the number of unregistered cars near the roadway
 - Chapter 3.08 under Public Nuisance Ordinance refers to safety
- Unknown if cars are for personal use or are being resold (6+ annually would need dealer license)

Topic tabled until the next meeting. Kafer will try to stop by and make contact with Patrick.

New Business: Various Topics

- Semi truck trailer complaint on parcel 022-1548 on Quarry Road
 - Issue was presented to town attorney John Blazel for his opinion per recommendation at last meeting
 - Letter sent to Basel Liv Trust on 7/24/17
 - Owner believes that trailer is grandfathered in however that is only available under zoning ordinances, not public nuisances
 - Outside wheels off, four tires on
 - DOT inspection would be needed with trailer deemed roadworthy to be licensed
 - Trailers cannot be used for storage – should be checked periodically
 - Reported that Zoning Administrator Tom Jackson has not been able to look inside the trailer
 - Only other option would be written approval from the town board to allow the non-conforming use

Motion made by Schoonover, seconded by Resop: Recommend that the town board send out a letter indicating that for the trailer to remain on the parcel, it needs to be licensed/registered and periodic inspections are needed to ensure it is not being used for storage. All voted in favor.

- Proposed CSM for Dan Kallas parcels 022-0437 and 022-0454 on County Road E
 - Currently one parcel is landlocked and the other has road frontage
 - Issue was presented to town attorney John Blazel for his opinion, states CSM could be approved
 - Section 236.45 of the Wisconsin Statutes indicates that the subdivision codes do not apply to transfer between owners of adjoining parcels if additional lots are not created and the resulting lots are not reduced below the minimum sizes required by law.
 - Situation would be made better by giving access to a landlocked parcel

Motion made by Stokes, seconded by Bahn: Recommend approval to the town board for the proposed CSM for Dan Kallas' parcels 022-0437 and 022-0454 provided no additional lots are created in the future. All voted in favor.

- Suggestion by Blazel for the ordinance review meeting in fall to include amending the subdivision code so the table matches setbacks and zoning districts that are in the zoning code.
 - Should also add language that allows residential areas to have their frontage calculated at the building setback line which would allow homes to be placed on a cul-de-sac and still meet the frontage requirements.
- Follow up on the sex offender ordinance: The Town of Eldorado ordinance is void due to state laws that supersede it.

The meeting was adjourned at approximately 8:05 P.M. following a motion by Schoonover and seconded by Resop.

Submitted by Nicole Bahn – Recording Secretary