

**Rushford Township Planning Committee Meeting
July 25, 2018**

Board and Committee Members Present: Zoning Administrator Tom Jackson, Town Clerk Peggy Hendricks and planning committee members: Town Supervisor Jerry Schoonover, Dan Stokes, Rob Resop, Nicole Bahn and Bonnie Barkow. Additional attendees included Darryl Lehmann from Martenson and Eisele and Russell Lee per sign in.

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

Discussion on proposed CSM for Lloyd Hoyt

- Applicant is looking to parcel/sell off an old homestead and appx. six acres from parcel 022-0734 while retaining the remainder of the parcel and adjacent land used for farming and hunting
 - Would be requesting a zoning change from general agriculture (GA) to large estate residential (LER) for the proposed six acre parcel
- Difference between Winnebago County online GIS mapping and DOT mapping
 - From end of Fairview Street, extends .33 mile south per transportation aid
- Gate at the end of the driveway would need to be removed after the area at the end of Fairview Street is dedicated to the township
- 129.5' frontage on eastside plus 66' frontage on the southside of proposed area to be dedicated satisfied road frontage requirement
- Another option would be to add parcel 022-063301 to the north (which would include frontage on K)

Motion made by Resop, seconded by Barkow: Recommend approval to the town board for a zoning change for the proposed six acre portion of parcel 022-0734 from general agriculture (GA) to large estate residential (LER). The appx. 34 acre remainder of parcel 022-0734 would be combined with other parcels owned by Hoyt for a total of appx. 154 acres, (022-0729, 022-0730 and 022-0741) to maintain the required 150' road frontage. All voted in favor.

Old Business:

- Chickens in villages follow up
 - Upon further discussion with neighbors, the chickens are free range and no one claimed ownership
- David Johnson land division follow up
 - Proposed CSM shows lot 1 as 1.006 acres and lot 2 as 1.375 acres
 - Current lot line on proposed CSM is 3' south of the shed – owner would like it 15' from shed
 - Rezone needed if Johnson wants lot 1 would be modified under 1 acre (High Density Residential)
 - Similar cost of redoing CSM or pursuing rezoning

New Business:

- Question on land transaction
 - Ronald Borchardt of 8493 Edgewater Ridge is looking to purchase a half acre (portion of parcels 022-0286 and 022-028604)
 - Would look to add to existing parcel versus creation of a new parcel so a future rezone would be needed
 - Purpose is to rectify a currently non-conforming building near the lot line
- Question on rip-rap in subdivision
 - Brian Loos of 3460 Wren Court in the Blue Belle subdivision would like to line his ditch with rip-rap to control erosion and weed growth
 - Already completed on the house side of the ditch – which would be in the 33’ right of way from the center of the road
 - Question on what the subdivision covenants allow
 - Loos will be directed to call Winnebago County and speak to the Land and Water Conservation Department
- Question on Washington Street campers – citizen complaint
 - Currently there are three campers
 - One is owned by the landowner and two are owned by the renter
 - Landowner’s camper was being sold but the deal fell through
 - Quarterly licenses are allowed to be purchased for RVs
 - Two recreational vehicles are allowed per parcel so one camper could be moved across the street to come into compliance with ordinance
- Question on legality of cameras of private property
 - Allowed but cannot zoom into windows

The meeting was adjourned at approximately 7:50 P.M. following a motion by Bahn and seconded by Resop.

Submitted by Nicole Bahn – Recording Secretary