

**Rushford Township Zoning Committee Meeting  
November 17, 2021**

Zoning Committee Members:

Chairperson: Nicole Bahn

Vice Chair: Jim Moore

Town Supervisor: Jerry Schoonover

Recording Sec'y: Bonnie Barkow

Ryan Helmuth

Zoning Administrator: Tom Jackson

Additional attendees also present per sign in sheet in hallway.

The meeting was called to order at 7:00 pm by Bahn with a change of Agenda Order

Old Business:

Presentation of 6 new ordinance changes by Attorney John Blazel. There are 2 pages where the wording for the division of 40 acres taken from Nepeuskun township. This was developed to maintain the rural feeling of the Town of Rushford area. There would be 1 buildable lot for each 25 acres.

Other Ordinances addressed were: shipping containers, minimum residence of 1000 sq feet, temporary structures, unregistered vehicle ordinance, prohibited residence units, and noxious weed ordinance. 2 changes were noted and will be corrected by Blazel and resubmitted to Jackson and Henricks.

New Business:

- William Wirth, POA for Betty Wirth regarding 2345 Cty Rd M Pickett zoning change for Parcel #022 0012 and 022 008. There is a CSM approved for the 2 parcels. Lot 1 on parcel 022 0012 is 3.847 acres with the remaining land combined with Parcel 022 008 for 46.837 acres zoned GA. Request is for Lot 1 to be zoned SER (Small Estate Residential), with Lot 2 zoned GA (General Agricultural). Property description is PT SE ¼ NE Frac ¼ lyg S&W of CL Hwy Exc Hwy V931P335, NE ¼, NE ¼ of Sec 1 T17N-R14E Town of Rushford. Neighboring property owners were notified via mail. Following discussion a motion was presented by Schoonover to change Parcel 022 0012 Lot 1 from GA to SER as shown on the new CSM, seconded by Helmuth. All voted in favor motion carries.
- Brian and Scott Wilkie are in the process of dividing the current property located on Liberty School Road. The gravel pit with the house, located at Lot #1 of Parcel 02200 02203 would be combined with 02200 2202. Parcel # 0220 21 and Parcel 02200 20, minus the Gravel Pit would become their own separate Parcel. The Gravel Pit is assessed as Commercial Property which contains 6.5 acres. Scott would be 38.7 acres with Brian area of 33.49 acres. Brian's Conditional Use Permit would be affected in wording only since the storage units will be in the same location. Recommended at Dec 1st Town Board Meeting regarding combining the Lots and sign the CSM with no Zoning change and changing the wording of the Conditional Use Permit only, no additional fees would be charged by the Township for this change. A temporary map could be provided if the new CMS is not available by the December 1st Board Meeting.

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New Business Continued:

- Noah Pomplun would like to add rental storage units to current property across from nursery. After discussion it was determined that all property should be zoned as Commercial not Residential as shown on current maps. It should be commercial due to his current nursery business. Other items on property is storage of fireworks and the building of a permanent store for sale of the fireworks. Jackson to speak with Pomplun regarding the requirements needed to proceed.

Old Business:

Further discussion regarding the new wording of the Ordinances provided by Blazel. Storage/cargo units are showing up more and more, this should be approved to start new year with. A Conditional Use Permit should be required for the units to maintain that they are in good condition and match the surrounding buildings. This change will be added to the proposed ordinance. Zoning Members will look over the copies and notify Henricks of any changes that may be needed. If no further changes are needed, they will be presented to the Town Board at the December 1st meeting. The 40 acres division ordinance will be tabled for a later date since the wording is not exactly correct with the past thoughts of current/past Board members. Jackson to try to locate older revision of divisional requirements which could be found at local libraries. This revision will be addressed at a later Zoning meeting.

The meeting was adjourned at approximately 8:45 pm with a motion by Schoonover and seconded by Helmuth

Submitted by Bonnie Barkow, Recording Secretary