



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
APRIL 25, 2018**

- I. Call Meeting to Order.** The meeting was called to order at 7:15 p.m. by Chairman Randy Vogel.
- A. Official Meeting Notification.** The official meeting notice was read into the record by Gordon Hoffmann.
- B. Roll Call.** Members present: John Bales, Chad Johnson, Robert Hartwig, Marcy Bishop, Arlyn Johnson, Randy Vogel, Ray Heidtke, David Klug and Lester Steffen. Also present was Zoning Administrator Gordon Hoffmann and Clerk Julia Oliver.
- C. Approval of Agenda.** Motion by Hartwig, seconded by Bales to approve the agenda. Motion carried.
- D. Approval of Minutes.** Motion by Heidtke, seconded by Klug to approve the minutes of the March 28, 2018 meeting. Motion carried.

The Park and Planning Commission moved forward with the business items because it was not 7:30 p.m. and returned to the Public Hearing at the appropriate time.

II. Public Hearing – 7:30 p.m.

- A. Conditional Use Permit for the Operation of a Landscaping and Trucking Business as a Home Industry per Section 4.06(F) of the Zoning Ordinance – Section 3 – Krystal DeRuyter, DBA DeRite Shine Commercial Services LLC.** The Public Hearing was opened at 7:34 p.m. and Krystal DeRuyter provided a brief description of the company operations: cleaning restaurant kitchen vents and play areas, landscaping, hauling landscaping materials and snow plowing. Comments and questions were raised by Attorney Lawrence Zieger who represents Pleasant Valley Road residents Hovland, Troutt and Holtz related to contacting neighbors to discuss the proposed use, if the property has been purchased or if the purchase is contingent on the Conditional Use Permit, specific questions about the business operation and number of employees, bringing debris or snow to site and business expansion plans. Jerome Roskopf, 982 Pleasant Valley Road, asked if the house has to be built before the building for the business operation. Tom Holtz, 1470 Pleasant Valley Road asked about the size of the motor vehicles used for the business and if cover tarps will be used on the dump trucks. Ruth Hovland, 1480 Pleasant Valley Road asked about the number of trucks. Steve Schlicht, 4614 Division Road asked about the business operation building size. Stan Miller, 1591 Pleasant Valley Road noted the property has a waterway running through the center and also is very wet along the roadway, as well as voicing concerns about water runoff and his preference to keep the property agricultural. Miller also asked about the quantity of salt stored on the property as well as the storage of other landscaping materials. Deb Troutt, 1465 Pleasant Valley Road commented on gasoline on the property and power line easements. Attorney Zieger questioned if firearms or explosive materials would be on the property, and asked if Krystal DeRuyter's husband had a felony conviction and if he had paid all fines connected with the conviction.

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- B. Close Public Hearing.** Motion by C. Johnson, seconded by Heidtke to close the Public Hearing. Motion carried.

III. Business

- A. Any Town Citizen Comment on an Agenda Item.** There were no comments.
- B. Zoning Amendment – Rezoning from A-1 Agricultural/Rural Residential District to B-2 Highway Business District – 4720 CTH P – Peter D. West, owner and Dittmar Realty Inc., buyer – Review and Recommendation.** Hoffmann noted that changing the zoning will not effect the Conditional Use Permit that has already been issued to Dittmar Realty for a mini storage business on the property. A. Johnson noted the zoning change is consistent with the Comprehensive Plan. Heidtke reiterated the need to check into the power line easement. Motion by A. Johnson, seconded by Bishop to recommend to the Town Board the rezoning of 4720 CTH P from A-1 Agricultural/Rural Residential District to B-2 Highway Business District. Motion carried without a negative vote.
- C. Zoning Amendment – Rezoning from A-1 Agricultural/Rural Residential District to R-1 Single Family Residential District – 4411 Pleasant Hollow Road – Stanley and Patricia Steinike, owners – Review and Recommendation.** A. Johnson remarked the zoning amendment is consistent with the Comprehensive Plan. Motion by Bales, seconded by C. Johnson to recommend to the Town Board the rezoning of 4411 Pleasant Hollow Road from A-1 Agricultural/Rural Residential to R-1 Single Family Residential District. Motion carried without a negative vote.

Business item D was skipped until after the 7:30 p.m. Public Hearing was held.

- D. Conditional Use Permit for the Operation of a Landscaping and Trucking Business as a Home Industry per Section 4.06(F) of the Zoning Ordinance – Section 3 – Krystal DeRuyter, DBA DeRite Shine Commercial Services LLC – Review and Recommendation.** Hoffmann reminded everyone that at the last meeting the Park and Planning Commission members recommended DeRuyter speak with the neighbors. Heidtke asked for clarification on “what is a neighbor?” The members agreed 300’ from all property lines, including across streets would define neighbors. After discussion, motion by Bales, seconded by Bishop to table action until DeRuyter contacts all neighbors to discuss the proposed use. Motion carried without a negative vote. Hoffmann stated when DeRuyter returns she should bring written proof with neighbor’s signatures that they were contacted, or a document stating the neighbor would not sign.
- E. Site Relocation for Ozinga Ready Mix Concrete Inc. – 675 Pleasant Valley Road to be incorporated in Lannon Stone Products Conditional Use Permit for 2018 and 2019 – Hans Dawson – Review and Action.** Hans Dawson, third generation owner/operator of Lannon Stone quarry in Jackson stated he has asked Ozinga to move their portable ready mix concrete plant located in the quarry two hundred feet in order to allow for the quarry (pit) to have more stockpile room. Dawson reminded the Park and Planning Commission members that they were met with strong opposition from the Cedarburg neighbors when they were tried to expand operations easterly. Dawson stated that stock piling allows for the plant to run more evenly,

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therefore during high demand times the laborers do not have to work longer hours. Justin Kratochvil, Ozinga Ready Mix Concrete, Inc. stated they plan to move the portable plant 290 feet south/southeast within the Lannon Stone Quarry. Kratochvil stated the plant will be less visible due to trees and will continue to operate as previously approved. Hoffmann stated the 2018-2019 Conditional Use Permit for Lannon Stone has the Conditional Use for Ozinga incorporated into the permit, which is how the Conditional Use for the Payne and Dolan asphalt operation within the Lannon Stone Quarry is being handled. Motion by C. Johnson, seconded by Hartwig acknowledging the Ozinga portable plant movement and approving the incorporation of the Ozinga Conditional Use Permit into the Lannon Stone Conditional Use Permit. Motion carried without a negative vote.

F. Conditional Use Permit for 2018 and 2019 – 675 Pleasant Valley Road – Lannon Stone Products Inc. and Dawson Family Trust – Review and Action. Hans Dawson provided a brief Jackson quarry business update and stated that there have been significant plant efficiencies implemented. Dawson noted they will be removing the culverts and cleaning the ditches around the old driveway entrance to the plant. They have modified the backup alarms on the equipment to reduce the sound impacting neighbors. Additionally they have modified blasts in response to the complaints (that were well within the acceptable range but were none the less annoying neighbors); the blasts are now actually closer to the neighbors but the vibrations have been reduced by half. Hoffmann stated there are no other changes to the Conditional Use Permit being considered except the incorporation of Ozinga Ready Mix Concrete, Inc. as a quarry tenant to be consistent with the Conditional Use Permit for Payne and Dolan who is also a quarry tenant. Motion by C. Johnson, seconded by Hartwig to approve Conditional Use Permit J-18-004 for Lannon Stone Products Inc., operator and the Dawson Family Trust, Owner for 2018 and 2019. Motion carried without a negative vote.

G. Zoning Administrator’s Report – Hoffmann has received questions from a property owner on Country Aire Drive regarding land use, domestic livestock and an agricultural building related to the construction of a home verses the purchase of a neighboring home that is currently listed for sale. After discussion the commission members concurred that the property owner must understand renting property between the currently owned property and the house for sale does not change permitted uses, livestock restrictions or any other related zoning restrictions.

H. Correspondence – Hoffmann distributed confidential correspondence for the members to read and then he requested all copies be returned. There was no discussion.

IV. Adjournment – Motion by A. Johnson, seconded by Bales to adjourn. Motion carried.

The next meeting will be held on May 30, 2018.

Respectfully submitted,

Gordon Hoffmann, Zoning Administrator

Julia Oliver, Town Clerk