

TOWN OF CENTERVILLE

Minutes For Planning and Zoning Commission - Approved

Date: December 13, 2016

Time: 6:30 P.M.

Location: Wells Fargo Room – LTC

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Jeff Meyer, Chairman, called the Town of Centerville Planning and Zoning Commission to order at 6:37 P.M.

ROLL CALL

Members present: Karen Mansker, Nick Salm, Jeff Meyer, Jon Herrmann, David Hansen and Adam Freis

Members absent: Jeff Leicht

Zoning Administrator present: Russ Tooley

APPROVAL OF AGENDA

Adam Freis moved agenda be accepted as written. Dave Hansen seconded the motion. Unanimously approved.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

MINUTES OF PREVIOUS MEETING

Chairman Jeff Meyer asked for a motion to accept the minutes from October 25, 2016 meeting. Jon Herrmann moved to accept as written. Nick Salm seconded. Minutes unanimously approved.

PUBLIC INPUT

Brian Kraemer, Town Chairman, expressed thanks to the P&Z Commission Members for their service to the Town of Centerville.

CORRESPONDENCE

Correspondence from the Village of Cleveland that Schmitz Ready Mix is proposing a plant in Cleveland.

HEARING TO APPROVE/REJECT A ZONE CHANGE REQUEST FOR JEREMY AND STACY KLOTZ

Chairman Jeff Meyer asked Russ Tooley to read the PROCEDURE FOR HEARINGS. Russ Tooley then read the APPLICATION FOR A ZONING MAP AMENDMENT (#2016-02) as submitted by Jeremy and Stacy Klotz, indicated that the required postings and newspaper publication was completed, and adjacent neighbors were notified by certified mail. The only feedback from the mailing was from Allen Kracht who indicated he had no problem with the zoning change across the road from his residence.

Jeremy Klotz presented his application and described the proposed zone change area for a new residence. The east-west driveway from South Union is where there has always been a path and uses the least amount of tillable land. The north-south driveway will be in a wooded area.

Julie Mauer, Soaring Eagle Dairy, spoke in favor of the district change. Kelly Goehring, Soaring Eagle Dairy also spoke in favor of the district change. Adam Freis asked the timeframe for construction of the new residence on the property. The response was “unsure, maybe 1 or 2 years”. Adam Freis mentioned that the A3 district already permits new farmer operated residences and asked why then the zone change request. The Applicants responded that they wanted to make sure that there were no deed restrictions for any future sale of the residence. Russ Tooley explained that a certified survey representing the area in consideration would be required before any zone change could take effect. The Town of Centerville Law Enforcement Officer would like to see that part of the long driveway be made wide enough so that two emergency vehicles could easily pass.

After some discussion, the Commissioners agreed that a 20 foot wide driveway from South Union to the woods and slightly wider in the wooded area was appropriate. The residence will be on a plat with a 150 foot minimum width and the total area, including the driveway will be approximately 1.0 acres. In accordance with a request from Adam Freis, the commissioners also requested that the residence be completed within a 5 year timeframe.

Russ Tooley read the pertinent parts of the A3 District ordinance particularly as pertains to preserving farmland and being very cautious about re-zoning productive land to other uses or allowing re-zoning to cause other farmland to be less productive or encumbered. The Commissioners agreed that the conditions had been satisfied.

Jeff Meyer asked for any opposing speakers. Hearing none, he closed the hearing and asked for a motion to approve the request. Dave Hansen moved and Nick Salm seconded the following motion:

“The Town of Centerville Planning and Zoning Commission recommends and approves the rezone of approximately 1.0 acres from A3 to A2 for Jeremy and Stacy Klotz, 9912 Point Creek Rd, Newton, WI 53063 on land located in the SE1/4 NE1/4 S.6 T17N R23E between Parcel #002-006-004-000.00 and #002-006-001-001.00 and shown in their zoning map change application. The new plat will have a minimum width of 150 feet, except for the driveway area in the tillable land where it will be approximately 20 feet. The wooded driveway must allow two emergency vehicles to pass and the zoning to revert to A3 if the residence is not completed within 5 years. It was a condition of the rezone, in order to avoid the accumulation of spot zoned bare land in the township where the projects requiring the rezone were not completed.”

A roll call vote was taken and the motion unanimously approved.

UPDATE THE SUGGESTED NAMES FOR POSSIBLE APPOINTMENTS

NEXT MEETING DATE

Tuesday, December 13.

ADJOURNMENT

Chairman Jeff Meyer asked for a motion to adjourn. Dave Hansen so moved and Jon Hermann seconded. Unanimously carried and meeting adjourned at 7:43 P.M.

The foregoing minutes respectfully submitted by:

_____)
Acting Secretary

Karen Mansker