

Town of Gnesen Planning Commission
August 17, 2022 Minutes

Members Present: Pete Bergman, Kathy Buran, Kevin Middleton, Carter Williams, Dick Delano, Carol Jacobson, and Sarah Blix, Planning and Zoning Secretary.

Members Absent: Sherri Underthun, Matt Thibodeau, Joe Ferguson

Others Present: Jay Haller, Marcia Haller, Gary Juten, Dave Opack, Chelsea Helmer, Suzie Bellefeuille, Jody Bellefeuille, Christine Melone, Deke Melone, Bob Vavrosky, Joanie Vavrosky

APPROVAL OF AGENDA: A motion was made by Kathy to approve the agenda, second by Dick. All vote in favor.

APPROVAL OF THE MINUTES OF THE JULY 20, 2022 REGULAR PLANNING COMMISSION MEETING: A motion was made by Carol to approve the minutes of the July 20, 2022 regular Planning Commission Meeting, second by Pete. All vote in favor.

PUBLIC DISCUSSION: None

CONTINUING BUSINESS:

Communication Tower Moratorium Subcommittee: The Commission reviewed the changes that were suggested by Attorney Mike Couri. Carter stated that one of Mike's concerns was the \$3,000 fine that the Commission had added under section 19 - Enforcement. Carter suggested going with the attorney's suggestion which was to take out the fine and replace it with the standard misdemeanor language related to criminal enforcement. Carter made a motion to send the proposed ordinance back to the Town Board as presented except section 19, they would like to use the attorney's suggested change of eliminating the fine, second by Kevin. All vote in favor.

Ullands Hot Mix Plant: Carter said that Jeff Carlson, the president of Ulland's, was present for the gravel pit inspections that happened earlier this month. Carter said that Ulland has implemented all of the methods they had proposed to try to remedy the odor issue that was occurring. Deke Melone said he appreciates what Ulland has tried so far and that it seems to be working. Deke said he knows there has been activity at the plant but so far there was only one day this summer where he smelt a strong asphalt odor. Christine Melone said Ulland has done a great job. Deke agreed and said it has been wonderful. Joanie Vavrosky said she has not had any complaints since June 23, 2022.

Short Term Rental Update: Ordinance draft is still being reviewed by Mike Couri.

NEW BUSINESS:

Gravel Pit Inspections: Carter said it was suggested to split up the pits next year to make inspections more efficient. Carter also said there were questions about the questions on the inspection sheet and suggested that the inspection sheet gets reviewed and updated. Carol suggested sending the inspection sheet out early so that pit operators can already have it filled out prior to inspections. Dick agreed that it should be sent out early and then the answers can be discussed at inspections. Kathy said she would like to see the inspection sheet reviewed and sent to the pit operator early rather than splitting up the commission member's into separate groups. Pete said he would like to see a small group work on making the process more efficient. Kevin said he will put together 10 questions that he feels should be on the inspection sheet. Kathy asked if

they could get the old questions to review. Sarah will send out the inspection sheets to all commission member's to review and then discuss at their October meeting.

Bellefeuille Parcel Split: Chelsea Helmer, a potential buyer of Suzie's Greenhouse, shared two options for splitting Suzie's parcel so Suzie can sell her greenhouse operation but retain her residence. There was discussion as to whether Suzie's Greenhouse was a home business or a CUP. Carter said that separating the home from the greenhouses is making the property commercial. Dave Opack said that a CUP is a CUP and that there is no rule that states that a home has to be attached to a CUP. Carter said the less than 300ft or frontage kept with the home in proposed option 1 (which is the preferred option for the split) is what is in question. Chelsea stated that in the ordinance it states that you need 300ft of lot width, not frontage. Sarah reviewed the ordinance and confirmed that the ordinance stated 300ft of lot width is required rather than frontage. Chelsea said she thought a CUP was stand alone and that it would not create spot zoning/a commercial zone. Several options were discussed as to what the best way to split the parcel would be and whether 300ft of frontage or 300ft of lot width was required. Carter said if the ordinance states lot width is required to be 300ft then he would ask that Nathan interpret it as that, second by Carol. All vote in favor. Carter questioned how the CUP gets transferred to just the greenhouses since a CUP goes with the land. Gary asked Sarah to put that question on the Town Board agenda and to reach out to MAT for clarification.

Nuisance Ordinance: Gary stated the example send out by Mike Couri wasn't really relevant to Gnesen Township. Gary said a lot of the information that was included in the sample sent by Mike was already in the Gnesen Ordinance and that we are just looking for verbiage on enforcing violations. Carol suggested the sample get reviewed or maybe just use it as a draft. Carol said she believes a lot of the items in the ordinance would be hard to enforce. Carter suggested tabling until next month to hear what the Town Board says after they discuss it at their meeting next Monday.

ZONING OFFICERS REPORT: Nathan was not in attendance in tonight's meeting.

CORRESPONDENCE: Sarah commented that there has been an influx on phone calls and email regarding short term rentals. In the last week she has gotten one call from a STR management company inquiring about the township regulations for STR's and also five phone calls just today from people inquiring about STR regulations – four for Island Lake area and one for the Thompson Lake area

- The next P&Z Meeting will be held on Wednesday, September 21, 2022 at 7:30 pm.
- CUP reviews will be held on Wednesday, September 21, 2022 at 7:30 pm.

A motion was made by Kevin to adjourn, with a second by Carter. All voted in favor. Meeting adjourned at 8:34 pm.

Respectfully submitted,

Sarah Blix, Planning and Zoning Secretary

Carter, Acting as Planning Commission Chair

Date

Date