



Approved Minutes  
Planning & Zoning Commission  
August 9, 2017

**A. CALL MEETING TO ORDER**

M. Olson called the meeting to order at 7:00 pm

Members Present: Chair M. Olson, J. Johnson, P. Carlson, D. Carlson

Members Absent: Vice Chair M. Willcoxon

Others Present: Planner E. Maass, Supervisor C. Cagle, Town Clerk K. Wood, 4 members of the public (signed in)

**B. PUBLIC COMMENTS *(ITEMS NOT ON THE AGENDA)***

None

**C. ADOPT THE AGENDA**

Carlson made a motion to adopt the agenda. Second by J. Johnson. All in favor, motion carried.

**D. APPROVE THE MINUTES of the July 12, 2017 Planning Commission Meeting**

P. Carlson made a motion to approve the minutes of the July 12, 2017 Planning Commission meeting. Second by J. Johnson. All in favor, motion carried.

**E. OLD BUSINESS**

***a. Text Amendment for Accessory Buildings***

E. Maass explained that based on feedback the Planning Commission has received they wanted to make the requirements more clear. The amended version breaks the requirements down based on acreage within the zoning district.

C. Cagle apologized on behalf of the Board for the confusion surrounding the text amendment at the last Board meeting. She said that she will explain to them that it is a benefit to the people who reside in the Township.



M. Olson is going to attend the Board meeting to help explain the text amendment to the Town Board.

***b. 31841 Frontier Ave Complaint***

M. Olson said that he drove by and the property owner has cleaned the mess up quite a bit, but he wants to make sure it stays that way. There have been past violations on the property. E. Maass is going to send a letter to ensure that the property owner maintains a clean yard.

**F. NEW BUSINESS**

***a. CUP – Welschen – Public Hearing***

E. Maass explained that this is a home based business

- There will be up to 20 horses
- No new buildings
- They will not employ anyone who does not live at the home
  - There may be some summer help in the future
- This property previously had a CUP
  - July of 2007
  - The compliance has since lapsed

Copies of the old compliance were handed out to the Planning Commission.

E. Maass said that staff believes the criteria have been met. The gravel is to be re-surfaced and there is landscaping that needs to be added.

J. Johnson asked about composting the manure. The Township does not have a current statute on manure. E. Maass said it is best if it sits longer. S. Welschen said that he intends on selling the manure to a greenhouse.

S. Welschen said that there is not a lot of manure being produced. It will be cleaned out every 12 months. He currently has a farmer who picks it up around May or June.

The applicant is not proposing any additional lighting at this time.

D. Carlson asked why there are only 15 stalls but 20 horses. S. Welschen said that the horses do not live in the stalls.

J. Johnson asked if there is shade and shelter for the horses. S. Welschen said that it is high and dry where the horses are.



S. Welschen said there are 3 parking spots on the east side of the barn right now. The secondary parking is by the north side of the barn. When you enter, you drive down a hill so the lights shine on a tree. There are typically only five trailers entering per week. The hours are from 8:00 am to 8:00 pm.

**M. Olson opened the public hearing at 7:22 pm**

C. Lindorff is a neighbor who lives at 32600 Erie Court and she commented on the following:

Her property is adjacent to where the manure is stored and she questioned why the manure is only removed once a year. She said the horse flies have been really bad. M. Olson said that the horse flies are really bad this year and they are not associated with manure or horses.

She said that there are instances where there are lights shining into her home from S. Welschen's property. When people come in and turn around on his property, the lights shine into their home.

M. Olson said that she is going to get an occasional light hitting her home. There are minimal deliveries that will come at night.

J. Johnson asked S. Welschen if he could ask people to turn off their high beams or turn around before they unload when it is dark out.

E. Maass said he is going to alter item four on page 2. S. Welschen is going to have to have to replace any vegetation if it is removed. They would have to plant above the four foot mound. They are required to provide screening.

J. Tomford is a neighbor who lives at 32634 Falcon Ave and he was there to show his support for S. Welschen's business.

P. Carlson asked about the employee section because he feels that the Welschen's may want to have some kids working for them in the future. S. Welschen said they did not have any outside workers at this time. The Planning Commission had some discussion as to what constitutes full time versus part time hours.

**M. Olson closed the public hearing at 7:38 pm**

**P. Carlson made a motion to recommend the CUP application the Town Board with the changes discussed. Second by D. Carlson.**





E. Maass said that the parking lot needs 3" of gravel. S. Welschen said that he would prefer not to build it up. M. Olson said he should keep it as is and just maintain it. It has Class 5 on it. S. Welschen said that he has never had anyone get stuck in it. It was decided that he is just going to maintain it. E. Maass is going to update the requirement.

The current sign is 4' x 8'.

**All in favor, motion carried.**

**G. COMMISSIONER/TOWN BOARD REPORT**

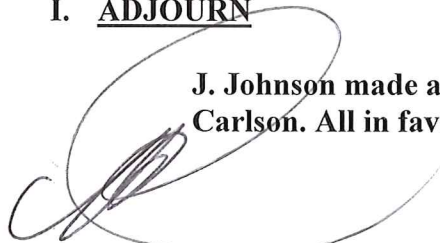
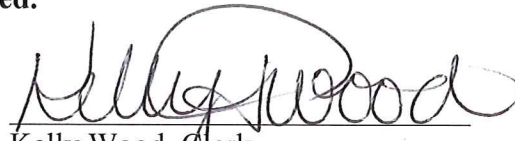
C. Cagle said she will explain the Welschen CUP to the Town Board at their meeting.

P. Carlson asked about the annexation and she said that it has already been done.

**H. NEXT REGULAR PLANNING COMMISSION MEETING IS SEPTEMBER 13, 2017 AT 7:00 PM.**

**I. ADJOURN**

**J. Johnson made a motion to adjourn the meeting at 7:52 pm. Second by D. Carlson. All in favor, motion carried.**

  
Mike Olson, Chair  
Kelly Wood, Clerk