

T H E T O W N O F
MERRIMAC

S6911 State Highway 113 - P.O. Box 115
Merrimac, WI 53561

MINUTES OF THE PLANNING & ZONING COMMISSION
April 20, 2016

Present were Richard Grant, Chair; John Gaedke, Tim Healy, Dan Purcell, Doug Hill, Dawn Peetz, and Frank Olah. Also present was Tim McCumber, Town Administrator and Mike Slavney, Town Planner.

Chairman Grant called to order a public hearing regarding a Conditional Use Permit for proposed activities on lands in the Agricultural District adjacent to the Old Schoolhouse Restaurant, Tax Parcel ID 026-0440-01000, application by Kristin Fehrenbach, W11004 Bay View Drive, Lodi, WI 53555. Wayne Fehrenbach spoke in favor. McCumber noted he is not a town resident and only residents can comment. Judy Ashford, the next door neighbor doesn't have any objections to the proposal. No one spoke in opposition. Jim Betkis, Bluff Road, spoke as interest may appear as he wanted to know about what kind of activities they were planning at the property. Motion by Gaedke to close the public hearing, second by Hill. Motion passed.

Chairman Grant then called to order a public hearing regarding a Conditional Use Permit for an accessory structure greater than 24' x 30' x 14' on a parcel created prior to January 11, 1992 in the Agriculture Conservation District per Town Ordinance 6.02 (c) and Ordinance 7.02(3)(b) on property located at Tax Parcel ID 026-0282-00000 on Solum Lane; application by Greg & Susan Hubanks, S9005 Woodford Ln., Prairie du Sac, WI 53578. William Bockenbauer on Kentview Lane spoke in favor of the project. Mary Carol Solum of Solum Lane spoke in favor. No one spoke in opposition. No one spoke as interest may appear. Motion by Gaedke to close the public hearing, second by Purcell. Motion passed.

Chairman Grant next called the commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the March 22, 2016 meeting, a motion to approve by Gaedke, second by Healy. Motion approved. There was no **OLD BUSINESS**. Under **NEW BUSINESS**, the commission considered an application for a Conditional Use Permit for proposed activities on lands in the Agricultural District adjacent to the Old Schoolhouse Restaurant, Tax Parcel ID 026-0440-01000, application by Kristin Fehrenbach, W11004 Bay View Drive, Lodi, WI 53555. Motion to recommend approval to the town board by Gaedke, second by Hill. McCumber reported the conditions of the CUP were drafted to address the points raised by the commission during the preliminary meeting at the last meeting. Mr. Grant said it had come to his attention the property owner had been camping on the property. McCumber noted the town ordinance prohibits camping outside of campgrounds. Grant asked to amend the cup to state that camping is not allowed. Gaedke and Hill agreed to the motion as a friendly amendment. Motion passed. The commissions then considered

an application for a Conditional Use Permit for an accessory structure greater than 24' x 30' x 14' on a parcel created prior to January 11, 1992 in the Agriculture Conservation District per Town Ordinance 6.02 (c) and Ordinance 7.02(3)(b) on property located at Tax Parcel ID 026-0282-00000 on Solum Lane; application by Greg & Susan Hubanks, S9005 Woodford Ln., Prairie du Sac, WI 53578. McCumber reported the CUP conditions were the same conditions for comparable structures in the district. Greg Hubanks provided the square footage for the conditions. Motion to recommend approval to the town board by Hill, second by Peetz. Motion passed.

Under **ADMINISTRATOR'S REPORT**, McCumber reported the town issued 12 permits year-to-date totaling \$404,250 in value. There were 8 permits totaling \$606,000 last year at this time as the result of 1 new house last year. McCumber reported the town's attorney had raised and issue with a company constructing towers in road right-of-ways and that we may need to review town ordinances for permitting of utilities, although we could not prohibit such structures because they are for communications.

Motion to adjourn by Hill, second by Gaedke. Motion passed.