

# TOWN OF CENTER

## Planning Committee Minutes

### February 7, 2024

---

Chairperson Schmeichel called the meeting to order at 5:30 p.m.

Planning Committee Members Present: Steve Schmeichel, Jeanne Baum, Gary Timm, Al Kramer, Greg Nettekoven, Gary Blank, Josh Boucher, Ryan Kramer, Patrick O'Brien

Town Board Members Present: Gary Timm, Gary Blank, David Vander Bloomen, Ron Klemp

Others Present: Brad Birzer, Steven Feldkamp, Karl Fischer, Jesse Meulemans, Christy Coenen, Luke Hawley, Clint Wogernese, Phil Nettekoven, Wendy Nettekoven, Tom Brown

Chairperson Schmeichel welcomed Patrick O'Brien as a new member of the Planning Committee and asked all other members to introduce themselves.

Gary Timm moved, seconded by Al Kramer to approve the minutes of the November 1, 2023 Planning Committee Meeting. Motion carried - 9 aye, 0 nay.

NEW Ag Services LLC, petitioner, requested approval for a Special Exception Permit for the expansion of their existing operation at W5631 County Road S, Parcel #040-044700. Steven Feldkamp provided an overview of the project. They would like to add an additional building and gravel area with conditioned shop space and cold storage area for equipment and seed. The building would be directly south of their existing facility. This shop would increase their efficiency by reducing the travel on Hample Road between their two locations and provide a better work environment for their crew.

Chairperson Schmeichel explained there was a preliminary zoom meeting with him, the County Zoning Department, NEW Ag Services, and Town Board representatives on January 26<sup>th</sup>. The meeting was for NEW Ag Services to be aware of what type of permits they will need, to discuss the process for obtaining the permits and establish the schedule for the upcoming meetings. Landowners within 500' of this property were notified about the upcoming meetings. Chairperson Schmeichel advised that written testimony will be accepted until the next meeting on March 6<sup>th</sup>.

Josh Boucher questioned what the county regulations are for a catch basin or oil separator for their shop. Mr. Feldkamp indicated the county hasn't given them guidelines for that but they will work with the regulatory agencies to make sure it is handled appropriately. Patrick O'Brien wanted to verify there are no residential dwellings within 500' of the new structure – there is not. Jeanne Baum wanted to make sure they were aware of the wetlands on the property.

Town Board Supervisor Vander Bloomen questioned if survey maps were completed. The Certified Survey Map was submitted to the Town Clerk and will be on the next Town Board agenda.

Christy Coenen was concerned about certain things from the first Special Exception Permit that NEW Ag has not yet complied with such as paving of their lot and providing a designated area for parking and handicap spots. Chairperson Schmeichel responded that Ms. Coenen could contact the County Zoning Department since they are the ones who issued the first Special Exception Permit. Ms. Coenen also questioned why there were other businesses vehicles parked on their property. Mr. Feldkamp indicated that when a company asked them to park some of their equipment there for a local project, they allowed it, but they did not charge for it.

Clint Wogernese questioned if the shop would be exclusive to NEW Ag Services or if they would be offering their mechanic's services to others. Mr. Feldkamp explained they would not be opening it as a repair shop to the public.

Chairperson Schmeichel referenced Act 67 and how it relates to Special Exception Requests.

The review of NEW Ag Services' request at this meeting was for informational purposes only. The Planning Committee will recommend approval or denial at the next scheduled meeting on March 6, 2024.

Ryan Kramer moved, seconded by Gary Blank to adjourn at 5:50 p.m. Motion carried.

Respectfully submitted,

Amy Olson  
Town of Center Clerk-Treasurer