

TOWN OF CENTER

Planning Committee Minutes

June 5, 2024

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

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

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

Others Present: Brian Poehls, Gail Lemke, Bob Lemke, Ron Comer, Bill Rathsack, Tom Shambeau, Katrina Dorow-Stevens, Dale Lawton

Gary Timm moved, seconded by Gary Blank to approve the minutes of the May 1, 2024, Planning Committee Meeting. Motion carried - 9 aye, 0 nay.

Brian Poehls spoke about his request to rezone his property on Quarry Road, Parcel 040-082400, from General Agriculture to Single-Family Residential. The General Agriculture setbacks are more restrictive than Single-Family Residential setbacks. He would like to build a single-family home outside the General Agriculture setbacks. The house would not interfere with the floodplains. Patrick O'Brien questioned if they could get an exception instead of rezoning. The applicant is fine with either option, but the county proposed it as a rezone. Town Board Supervisor, Ron Klemp, mentioned two of the newest houses in the area were not allowed a basement. Al Kramer questioned if the neighboring lots would be affected with their special uses or setbacks if this property is rezoned residential. Steve Schmeichel stated the setbacks would only apply to this specific property.

Bill Rathsack spoke about his request to rezone his property on Devine Lane, Parcel 040-064606, from General Agriculture to Single-Family Residential and then create a 3-Lot County Plat. Bill Rathsack has reached the maximum number of splits allowed by Certified Survey Map. To split the property again, he needs to create a County Plat which requires a rezone. There was discussion about requiring a road easement to Meade Street. There were concerns raised by the committee about spot zoning. Bill Rathsack questioned who pays for the road. The future road easement would need to be transferred to the town. If a developer decides to develop the property to the north of Devine Lane, the developer will need to pay for the construction of a new road. Town Board Supervisor, David Vander Bloomen, offered to call the Outagamie County Zoning Department to receive clarification about a future road easement.

Dale Lawton spoke on behalf of Jeffery Borree who is requesting to rezone a portion of Parcel 040-078200 (6 acres) on County Road A from General Agriculture to Industrial. Jeffery Borree would like to build storage units. Rezoning to Industrial would allow him to maximize the use of the land.

Gail Lemke lives north of the property and spoke in opposition to the request. The proposed property is currently required to have a berm due to the Special Exception Permit that was issued to Ron Wolf for a landscaping company, however, if the rezone is allowed, the berm would no longer be required. She is concerned about the rezone to Industrial as it would allow other businesses to come in if this business would happen to fail. Gail Lemke also raised concerns about the driveway and the heavy traffic going north, light pollution, people potentially turning around in their driveway or trespassing on their property. She requested at minimum the berm still be required or a privacy fence be installed.

Katrina Dorow-Stevens lives across the road and also expressed concerns about light pollution, traffic and the blind hill causing accidents.

Steve Schmeichel expressed Industrial zoning would allow any use. Al Kramer mentioned the county changed their zoning regulations on storage units. He also stated that 90% impervious surface would negatively affect someone with water. Steve Schmeichel stated that Grand Chute is rolling back on storage units because of water issues. There was additional discussion about the driveway location, water runoff, heavy traffic and people trying to pass on a hill.

Ron Comer lives on County Road O and questioned if the Town's vision for the future is to aesthetically be Industrial looking. He suggested the Town's Industrial area on Jeske Road would be a more appropriate location.

No decisions were made on any of the requests. This meeting was intended for informational purposes only. The Planning Committee will recommend approval or denial of each issue at the next scheduled meeting on July 8, 2024 at 6:00 p.m.

Al Kramer moved, seconded by Gary Blank to adjourn at 6:14 p.m.

Respectfully submitted,
Amy Olson - Clerk