

**BROWN COUNTY PLANNING & ZONING COMMISSION**  
**October 16<sup>th</sup>, 2012**

The Brown County Planning & Zoning Commission held their regularly scheduled public meeting on October 16<sup>th</sup>, 2012 at 9:00 AM in the Commissioners Room 204 of the Brown County Courthouse. Commission members present: Anita Mohr, Leo Wilfahrt, Loren Renberg and Andrew Lochner. Also present: Laine Sletta, Zoning Administrator and Desiree Hohenstein, Assistant Zoning Administrator. Members of the public included Pat Kloeckl and Terry Peterson.

The meeting was called to order by Chairman Wilfahrt at 9:00 a.m.

A motion was made by Lochner and seconded by Mohr to approve the minutes of the Sept. 11<sup>th</sup>, 2012 meeting as submitted. The motion passed unanimously.

The **first item of business** was a discussion regarding a proposed business condo development in the Hill Top area (currently zoned I-1).

**Discussion:** Sletta described Mr. Peterson's plans to construct a number of buildings all on one lot that would be owned by individual people or businesses, however, the land will be owned by an association. He also noted that within the current zoning district having this structures used as a storage facility is allowable, but if someone wanted to run a business such as a repair shop out of one they would need to apply for a separate conditional use permit. The purpose of bringing this to the planning commission at this time was to see if there was interest that Mr. Peterson would then continue to work on developing his plan and apply for a conditional use permit at a later date. It was stated by the commission members that they would like to see the by laws and regulations that Mr. Peterson referred to in writing prior to approving a use like this one.

The **second item of business** was the conditional use permit application C-00330 by **Rich Walters (Orlin Mack owner)** on property described as the NE corner of the East 44 acres of the E2 of SW4 except 2.81 acres, Sec 12, T110N, R31W, Milford Township, Brown County for the purpose of renewing existing CUP #C-00227 to continue use of gravel extraction & processing operation to include crushing & screening in the A-1 Agricultural Zoning District.

**Discussion:** Sletta provided background on the application and noted that there was not a sufficient number of people requesting a public hearing to host one. He did state that the office had received a complaint from one individual regarding this mine for dust and driving of the trucks. Hohenstein discussed dust control with the applicant who indicated that the road is owned by the City.

**Motion** was made by Lochner and seconded by Mohr **to recommend approval** to the County Board with the following **conditions:**

1. Required setback of 500 feet from any residence to processing of materials.
2. The CUP is effective for a period of three (3) years from the date of issuance. If there is a change of ownership of this site, at any time, the new owner must apply for a new CUP.

3. CUP #C-00227.

The motion passed unanimously on a 4-0 vote.

The **third item of business** was a preliminary plat application P-00147 for a single lot split by **Patrick Kloeckl, owner Marcella Goblirsch** known as **Kloeckl First Subdivision** on property described as part of the NE4 of NE4, Sec 8, T108N, R30W, Linden Township, Brown County. The property being platted is an existing homesite being separated from the tillable acres.

**Discussion:** Sletta provided background information on the plat application. Mr. Kloeckl stated that the reason for the odd shape on the proposed lot was to keep as much of the tillable land as possible.

**Motion** was made by Mohr and seconded by Renberg **to recommend approval** to the County Board.

The motion passed unanimously on a 4-0 vote.

The **fourth item of business** was a preliminary plat application P-00148 for a single lot split by **Patrick Kloeckl** known as **Kloeckl Second Subdivision** on property described as part of the NE4 of NE4, Sec 1, T108N, R31W, Lake Hanska Township, Brown County. The property being platted is an existing building site being separated from the tillable ground.

**Discussion:** Sletta provided background information on the plat application.

**Motion** was made by Lochner and seconded by Mohr **to recommend approval** to the County Board.

The motion passed unanimously on a 4-0 vote.

The **fifth item of business** was a preliminary plat application P-00149 for a single lot split by **Gary Richert (previous owner Virgil Kettner)** known as **Larson Subdivision** on property described as part of NE4 of NE4, Sec 6, T108N, R34W, Bashaw Township, Brown County. The property being platted is an existing building site being separated from the tillable ground.

**Discussion:** Sletta provided background information on the plat application.

**Motion** was made by Mohr and seconded by Renberg **to recommend approval** to the County Board.

The motion passed unanimously on a 4-0 vote.

The **sixth item of business** was a final plat application P-00145 for a single lot split by **Stanley Turbes** known as **Turbes Second Subdivision** on property described as part of the S2 of SE4, Sec 10, T108N, R32W, Albin Township, Brown County. The property being platted is an existing building site being separated from the tillable ground and barns.

**Discussion:** Sletta provided background information on the plat application and noted that no changes had been made from the preliminary. He also confirmed that entry to the garage would be from the south.

**Motion** was made by Lochner and seconded by Mohr **to recommend approval** to the County Board.

The motion passed unanimously on a 4-0 vote.

The **final item of business** was to set **Tuesday, November 13<sup>th</sup>, 2012 as the next meeting** of the Planning Commission.

There being no further business, a motion was made and seconded to adjourn the meeting.

Respectfully submitted

Desiree Hohenstein  
Asst. Zoning Administrator