

**Lincoln County Planning and Zoning Committee**  
**Thursday, June 14, 2006 at 1:00 p.m.**  
**Land Resource Center Meeting Room**

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 1:00 p.m. in the Land Resource Center Meeting Room. Members present: Saal, Mittelsteadt, Rusch, and Short along with Dan Miller; Zoning Administrator, and June Winters, Program Assistant.
2. 1:00 p.m. Public Hearing (See public hearing notice) A hearing was held on the item listed in the notice. Saal, Mittelsteadt, Rusch and Short along with Dan Miller; Zoning Administrator and June Winters; Program Assistant, and approximately 2 others were present.

CONDITIONAL USE REQUEST

1. The request of John and Conni Schade to operate an auto repair, sales, service, and supply business in a Planned Business District. The property is described as part of Section 11, T35N, R06E, in the Town of Bradley; having a tax parcel number 04.113506.007.001.00.00 and an address of N11541 Roberts Road. The request is being heard under section 17.3.04 (5) and (7) of the zoning ordinance.

Conni Schade was present to support their request. They have moved their current auto and truck repair business to this location and are proposing to keep their business as is and to also sell autos at the Roberts Rd location. She commented that the hard surface for the condition that was required by the Town of Bradley approval letter was actually already in existence. The area where they would be parking the vehicles already has a layer of gravel on it.

Saal pointed that the Town of Bradley has requested several conditions be placed on the approval.

Miller asked what the typical inventory would be and Schade stated that it would be 20 to 30 vehicles. Miller asked how far off the road right-of-way the autos would be sitting. Schade stated that they would be at least a 50 ft setback from the right-of-way. Schade stated that they would probably be 50 ft back from the row of trees. Miller asked if they would be adding any lighting. Schade said they were not. Schade said that they have a "sound barrier" fence proposed on the north and west sides of the building. Limit of 18 trailers parked on premises. Miller stated that he did not want to see it become a "truck terminal". Schade stated that the trailers are typically just left there over night and picked up in the morning. Saal stated that he hoped that the Schade's understood why they are putting these conditions on there because of the potential of the area becoming "junky" looking. Schade stated that she understood and that they let the truckers park the trailers there as a favor now but they are probably going to start charging a fee and that they have to follow the rules that are imposed. Miller stated that if they require a fee that the business becomes a "terminal" and they are not zoned properly for that even with a Conditional Use.

Schade asked for clarification on having to remove the trailers. Saal explained that removing them was not necessarily the situation but they cannot advertise or use it as a "terminal" by our definition. Miller said if they are just doing the trucker's a favor it does not go against the land use but if they charge a fee for or advertise the service it is a business.

Chairman Saal closed the public hearing.

Schade asked when the required buffer would have to be installed. Saal asked if they were going to be using fencing or a live buffer. Schade said a live buffer. Saal stated it should be installed during this growing season.

Motion by Mittelsteadt, seconded by Saal, to APPROVE ON THE FOLLOWING CONDITIONS: 1) The automobiles offered for sale be parked on hard surface (i.e. compact gravel, asphalt or pavement). 2) The scrapped parts and waste tires be stored in roll off bins, trailers or crates and not in the open. 3) The maximum number of cars for sale be limited to 40. 4) All light fixtures that are replaced or installed new must meet the performance standards of the zoning ordinance. 5) Vehicles parked for repair must be located on the north side of the building or behind a fence or vegetative buffer so as not to be clearly visible from Hwy 8 or Roberts Rd. 6) No new structures interfere with the vision triangle rules established in the zoning ordinance. 7) Any sales lot proposed must meet the setback established for principle structures in that district as required. 8) A maximum of 18 semi-trailers be on the premises at any given time. Motion carried all ayes.

3. Public Comment. There was no public comment.
4. Adjourn – Motion by Rusch, seconded by Saal to adjourn at 1:20 p.m. Motion carried all ayes.

