

Lincoln County Planning and Zoning Committee
Thursday, May 10, 2012 at 8:30 a.m.
Lincoln County Service Center, Meeting Room 156

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 8:30 a.m. in meeting room 156 in the Lincoln County Service Center. Members present: Saal, Rusch & Bailey along with Diane Hanson, Land Services Administrator; Dan Bowers, Zoning Specialist & June Winters, Program Assistant. Supervisor Pike was excused.
2. Election of Officers -
 - a. Chair – (M/S) Rusch/Bailey to nominate Saal. No other nominations. Motion carried 3-0
 - b. Vice Chair – (M/S) Saal/Rusch to nominate Bailey. No other nominations. Motion carried 3-0
 - c. Secretary – (M/S) Saal/ Bailey to nominate Rusch. No other nominations. Motion carried 3-0

Supervisor Nelson arrived just after the elections were done.

3. Tour sites that will be the subject of the public hearings – Committee Members & Bowers left to tour the sites.

9:30 a.m. Public Hearing – At 9:34 a.m. the Public Hearing was called to order. Hearing was held on the item listed in the notice. Saal, Rusch, Nelson & Bailey along with Diane Hanson, Land Services Administrator; Dan Bowers, Zoning Specialist; June Winters, Program Assistant and 3 other persons were present. Supervisor Pike was excused. Chairman Saal explained the rules of conduct for public hearings and introduced the Committee members. He called the first hearing.

CONDITIONAL USE REQUEST

1. A request by Joseph J. Voermans to allow for auto repair as an expanded home occupation in a Rural Lands 2 district on approximately 3.10 acres having a tax parcel 04.363506.013.002.00.00. The property is located in NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, T35N-R6E, in the Town of Bradley, having an address of W4988 County Road D, Tomahawk, WI. The request is being heard under section 17.3.08(6) of Lincoln County Ordinances.

Joseph Voermans was present and explained his request for the Committee. He has been in the auto repair business for approximately 16 years at another location and wishes to continue his business on the property that he resides at. Saal asked for clarification on the size of the structure Voermans is proposing & the proposed lighting. Saal asked if he had any questions or concerns on the staff report and Voermans said that he had no problems with any of the conditions. Bailey questioned Condition #3 relative to the number of vehicles on the lot. He felt that 9 seemed like a lot. Voermans said it would typically be 3 or 4, 9 vehicles would be very rare. Bowers said that was the same as a previous CUP for the same type of business in the area. Bowers said that there were two other similar Conditional Use Permits that had been issued on Highway D previously.

Harry Gladwin, Town of Bradley Plan Commission, was present and share that the Plan Commission had approved the request at their meeting and concurred with the staff report conditions. The Plan Commission will recommend approval at their Town Board meeting on May 14, 2012, with the 6 recommended conditions.

Bowers stated that staff is recommending approval with the conditions on the staff report. Saal closed the public hearing for the Conditional Use request.

Motion by Nelson, seconded by Rusch to APPROVE ON CONDITION the Conditional Use request per the recommendations as listed in the staff report and Saal asked that a 7th condition be added, that approval be contingent on Town approval. **CONDITIONS:**

1. The regulations contained in Lincoln County Ordinances 17.3.09 (8) shall apply.
2. A landscaped buffer yard, compliant with Lincoln County Ordinances 17.5.05 (2), shall be maintained along all property lines. Existing vegetation is sufficient.

3. There shall be no more than 9 customer vehicles, on the property at any given time.
4. Fluids shall be stored and properly disposed of following all federal, state, and local regulations.
5. If a floor drain is installed in the garage it must be routed to an approved holding tank.
6. The hours of operation shall be from 7 am - 7 pm, Monday - Friday; and 7 am – Noon Saturdays.
7. This approval is contingent upon Town of Bradley approval.

Motion carried on a 4-0 vote.

5. “Old Business” – (Laid over from 4/13/12) – Elwood & Elaine Derstine Comprehensive Plan Amendment & Rezone Request – Town of Russell - At last month’s meeting the Committee was concerned that the Derstines were not in attendance at either the Town of Russell meeting or the Lincoln County meeting and wanted to make sure they understood why the Town of Russell had denied their request. Per the Committee’s request, Diane Hanson sent the Derstines a memo & the minutes of the 4/13/12 meeting, An agenda for today’s meeting was also sent. Bowers received a phone call from Mr. Derstine yesterday stating that he would like the Committee to layover his request until he can speak to the township.

Motion by Rusch seconded by Nelson to LAYOVER the request. Motion carried with a 4-0 vote.

6. Public Comment – Earl Welker was present from the Town of Schley Plan Commission. He wanted to meet the new Committee members. He expressed some concern in regards to the department head’s work load in respect to the Ad Hoc Committee wanting to simplify the Zoning Code. He has concerns about a couple of issues that his town has and how zoning will be proceeding with resolutions of these issues.

Harry Gladwin was present and said that the Town of Bradley has a draft of their updated Land Use Plan but has not had final approval by the Town Board yet. He thanked zoning staff for their help & cooperation in the process.

7. Approval of the April 13, 2012 meeting minutes – Motion by Rusch, seconded by Saal to approve the April 13, 2012 minutes. Motion carried all ayes.
8. Select a representative to the Land Services Group - Motion by Bailey, seconded by Nelson to nominate Saal to represent the Zoning Committee at the Land Services Group. Motion carried all ayes.
9. Department Report - Hanson gave the Committee an update on the status of the job description revisions she was working on. They would like all of the job descriptions in the county updated by the end of May.

Committee reviewed the Compliance Report and discussed the Financial Report and placed it on file. There was discussion on budget requirements and department revenues.

Hanson updated the Committee on Wisconsin Act 170 related to nonconforming structures and how it may impact shoreland zoning. Hanson shared information from a meeting that she attended last week. Act 170 is to be implemented now. Revisions to NR115 are still being proposed, so she is unsure what parts of the Shoreland Zoning Ordinance needs to be updated and when. There was lengthy discussion on how to proceed. Hanson will continue to provide updates to the Committee regarding this issue.

10. Confirm next meeting/public hearing date – Tentatively June 14, 2012 - Confirmed that will be the meeting date.
11. Adjourn - Motion by Nelson, seconded by Saal to adjourn at 10:35 a.m. Motion carried all ayes.