

TOWN OF BELGIUM
PLAN COMMISSION MINUTES
September 21, 2011

Call to Order: Chairman Tom Winker called the Plan Commission Meeting to order at 7:05 p.m.

Present: Larry Bares, Dennis Dimmer, Jim Blick, Cathie Urness, Charlie Parks, Al Poull, Rodney Schoeter – Sounder, Bruce Bloemer, and Ginger Murphy. John Paulus excused. Bill Janeshek not present.

Minutes: Motion by Blick, second by Urness, to approve the minutes of the August 17th meeting; motion carried unanimously.

OWLT/Forest Beach Migratory Preserve: Cathie reported that since the last meeting there seems to be no one living in the clubhouse or processing their vegetables on the property. The families that were living in the clubhouse were working on a farm in the Town of Port and processing the vegetables at the Preserve. No recommendation to the Town Board at this point as the living situation has apparently ceased.

Conditional Use Permits: Add to list: Mike Bahr, Cty Rd KK – wood pellet sales – grandfathered.

Current Grandfathered Businesses: Charlie suggested the Town send a letter to the businesses determined as grandfathered explaining why this has happened and what it means to be grandfathered. Also inform them that if the scope of the operation changes or if the operation expands, they must apply for a conditional use permit. Send the list to the Board of Appeals. Francis suggested changing the Zoning Ordinance to add construction to A-1 and A-2 districts. Cathie believes that allowing construction is not preserving agricultural use which is the intent of the Ordinance. General consensus seemed to agree that holding on to the preservation of agricultural land is imperative. Grandfathering allows continuation of the current operation without the start up of more businesses without conditional use permits and nonconforming uses. Francis suggested allowing home occupation in the A-2 district. Charlie stated that this type of change should first be updated in the Master Plan and then the Zoning Ordinance. John Riordan referred to the Zoning Board Handbook for WI Zoning Boards which states 'conditional uses in exclusive agricultural districts are limited to agricultural and other uses determined to be consistent with agricultural use'.

Current Businesses Needing Review: A letter will also be sent to businesses which need review asking to set up a Plan Commission hearing for a conditional use permit.

Future Non-Conforming Business Uses: Strict adherence to the Zoning Ordinance will deal with businesses that pop up after the grandfathered date of 1/1/12.

Public/Other Comment: Francis Kleckner reported people living in campers in Dacada. Charlie will check it out.

Bruce Bloemer commended the Plan Commission for their decision making and dedication to the preservation of agricultural land.

Charlie Parks commended Cathie Urness for the suggestion of grandfathering existing businesses in A-1.

The Plan Commission will not meet in November.

Adjourn: Meeting adjourned at 8:15 p.m.

Respectfully Submitted
Ginger Murphy, Secretary