

TOWN OF HULL
PLAN COMMISSION
MEETING

May 19, 2015
TIME: 5:30 p.m.

- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on Tuesday, May 19, 2015 by Chairperson John Holdridge at 5:30 p.m. at the Town of Hull Municipal Building, 4550 Wojcik Memorial Dr., Stevens Point, WI 54482.

Present: John Holdridge, Jan Way, Bob Bowen, Dennis Ferriter, Jocelyn Reid and Secretary Patty Amman.

Excused: Robert Enright, Shelley Binder

Also present: Tracy Pelky – Portage County P&Z Assistant Zoning Administrator, Dave Wilz, Mary and Kyran Knudtson, John and Janet Wojcik, Rose Wojcik.

- 2. APPROVAL OF MINUTES OF APRIL 15, 2015 Hull Plan Commission meeting:**

Ferriter It appears at times we get bogged down on certain items to the point where we never complete the agenda. We get through part of an item then we stop. I would hope we could look at and get to the end of the agenda rather than take a whole amount of time on 1 or 2 items. That's just something I've observed. I've been on a lot of committees in my life. Just for a point of information. Thank you John.

Holdridge Like you say, we need to get through the agenda. We need to get through the comprehensive plan and move on.

Motion to approve the minutes of the meeting of April 15, 2015 was made by Bob Bowen, seconded by Jocelyn Reid. Motion carried by voice vote.

- 3. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS. AGENDA ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.**

None.

- 4. ANNOUNCEMENTS; CHAIRPERSON AND PLAN COMMISSION MEMBERS.**

Holdridge At the last meeting, Jeff Schuler was here talking about Badger Avenue. We're aware the Planning Dept. has basically lost their planning staff. I met with Patty Dreier this morning and they've hired a new assistant director and I think they're interviewing for a planning position. Is that right Tracy, do you know anything about that?

Pelky Yes, the assistant director starts June 22nd. Dan Bowers out of Lincoln County so he should be able to step right in. He was one of the early planners back in 2000. The water quality specialist, I think they've got the applications in and are setting up interviews. The Steve Kunst position is being posted. It's moving along to get the positions filled.

Holdridge We've had an issue going back to at least December on North Second Drive. A person is building more storage units, right near where the log home is. Kent Worzella has some storage units and Mike Nigel has a body shop there. This letter is dated Feb. 3rd and it's from Bradley Johnson to the owner of the property who is building there. I wanted to share that with you because this is something I wish the Town of Hull had known about earlier but we didn't.

Bowen I raised it with Steve Kunst but I didn't do it in a meeting. Just through a telephone call. I asked him if that was conservancy land. I wanted to know what was going on. He said they had gotten the approval and everything.

Holdridge As you read this, you'll see the approval came after-the-fact as stated by Bradley Johnson (*from the DNR*).

A couple of other things you should be aware of, we recently met with our attorney, Anderson & O'Brien on the Well #11 issue. They informed us they were withdrawing from the case for ethical reasons. They represent the potato growers and that's a powerful interest group. Their feeling was with Well #11 and if the City is found liable for those damages to those wells, that might infringe on their ability to represent the potato growers. The potato growers concern may be that if you have a municipal well that has harmed neighboring wells, it's not too big of a jump to say these ag wells, there's a lot of speculation they do some damage to streams and lakes, that could kind of open the door. They've withdrawn. So we've gone to Madison and a long-way to committing to a firm down there. Dave Wilz and I talked with them today. All the materials from the Anderson, O'Brien firm on this belongs to us, they don't belong to the law firm. We paid for them and so those are being shared with our potential new attorney. One thing I want is this case wrapped up. This has gone on since 2013. When Well #11 came on, it wasn't more than 2 or 3 months afterwards people started to lose water in the Town of Hull in their private wells. I did meet with Mike Wiza and he's interested in trying to resolve this issue.

The other one is on Maple Bluff Road where a person moved in, brought in automobiles and disrupted the neighborhood. That's in litigation too.

Bowen If I could back up to what is happening with the Erwin situation.

Holdridge I met with Patty Dreier and Jeff Schuler today. The problem from my perspective was one person from Portage County P&Z took it and didn't communicate to the 3 owners of the neighboring properties. Didn't get into depth about the water problem there. Those 3 owners, Kent Worzella told me he spent about \$10,000 on a water engineering study. That was the problem. I wrote a letter in late December 2014 indicating what the county ought to do, which was to get these people together. Get them all in the same room and discuss the issue and resolve it. They never did that.

Bowen That's precisely why I called Steve Kunst. Because to me that was a wetland if I've ever seen one. But he said it was okay.

Holdridge Well you can see the reaction of Bradley Johnson. I'm hopeful this gets resolved. The 3 owners there have a real investment. Worzella has a lot of storage there. The log home is quite an investment and then Stan's Body Shop. One of the things I've learned is that if you want to know about a neighborhood, you've got to talk to the neighbors because things go on in neighborhoods that outsiders don't understand. Those 3 owners know how the water flows. One guy has a mound system he's very concerned about. There's some saying there's a need for some ditching as that property goes in. Nobody has talked to Hull about this and yet we are the ones who take over that, literally, once that gets built.

Bowen Well the project is going forward. Rusin has hauled in all kinds of fill. Now they're putting road binder on top of it. It certainly hasn't stopped.

Holdridge No, it hasn't and the reality is once you put that hard surface on, you've got more water runoff. So that's a real problem.

Is there anything else anyone has?

5. HULL PLAN COMMISSION MEMBERSHIP RENEWAL FOR: JOHN HOLDRIDGE, JAN WAY, SHELLEY BINDER, AND JOCELYN REID.

Holdridge Jan and I are on here as well as on the Board as long as we're elected officials. Jocelyn, do you want to re-commit?

Reid Certainly.

Holdridge This will go to the Board on June 1st. So we need to talk with Shelley.

Amman Do they need to do the oath now? The ones that are here?

Holdridge The approval isn't really until the Board approves it. Because we're advisory to the Board who makes the final decision.

A motion was made by Bob Bowen to endorse the Hull Plan Commission membership renewal of John Holdridge, Jan Way, and Jocelyn Reid and to pass the approval process on the Hull Board of Supervisors. Motion seconded by Dennis Ferriter. Motion passed.

6. Certified Survey Map for John/Janet Wojcik & Kyran/Mary Knudtson –in Section 9, Township 24 North, Range 8 East, Town of Hull, Portage County, property abutting Hay Meadow Lane. Surveyor: Krueger Surveying (Wausau).

Holdridge We have a policy that if the owners or surveyor/representative for the property don't show up at this meeting, we won't take any action. So we're glad you folks are here and if you can come to the June 1st Board meeting as well. Can you talk to this Tracy?

Pelky On the map, Mary and Kyran own 10 acres to the east and they're getting about 20 acres to the west. When I talked to Gary Krueger, the surveyor, the Portage County subdivision ordinance doesn't regulate this. We only regulate new lots 20 acres in size or less. So in this proposal, what they're doing is an exchange of land, approximately 20 acres from the parents going to the landowner to the east. I let Gary know this must be one lot when it's surveyed. He showed it here as one lot, totaling, not including road right-of-way, 29.51 acres. That acreage would have to be surveyed into one lot. By doing that, it's an exchange of land. You're going from 2 lots, to 2 lots. This one would be about 30 and the remnant parcel would be about 19 acres, what would be left to the west. By doing that, it's not really subject to our review through our subdivision ordinance. I always like to take a look at projects like this, regardless of what's happening just to make sure they're not doing anything that would cause other issues down the road. That was a key thing I mentioned to Gary. To check with the owners to make sure there's no mortgage issues. As long as it ends up like this, surveyed, your tax bill would stay 29.51 acres total and that meets the requirements through Portage County.

Holdridge What does that do with the description here?

Pelky That includes the road right-of-way. The acreage below that, 29.51 excluding road right-of-way. Town of Hull accepts dedication of the right-of-way acreage.

Holdridge So you're saying this is fine?

Pelky Right, from a zoning point, yes.

Holdridge Any questions from you folks? Does the Commission have any questions? Tracy, on a certified survey map, do you write up a report?

Pelky Not for this, no. It's not creating any new lots. The only time we do is if a new lot is being created, then we send out a review checklist.

Holdridge Jeremy Kurtzweil said it was fine (*our assessor*). He looks at the road dedication.

A motion was made by Jan Way to approve and pass on to the Hull Board of Supervisors the certified survey map for John/Janet Wojcik and Kyran/Mary Knutson's land abutting Hay Meadow Lane. Motion was seconded by Bob Bowen. Motion passed.

Holdridge This will then be on the June 1st Board agenda. Either the owner or the surveyor/agent should come. One or the other is adequate.

7. Certified Survey Map for John & Janet Wojcik – in Section 16, Township 24 North, Range 8 East, Town of Hull, Portage County, property abutting North Reserve Street. Surveyor: Krueger Surveying (Wausau).

Pelky This is an 80-acre parcel. The owners are looking to deed 20 acres to another family member to the south. The acreage would encompass about 333 feet wide by the length of

an 80. I let the surveyor know that it needs to stay above the 20-acre threshold. The reason is, this would exceed our lot-width ratio. Through our subdivision ordinance, we only allow a 4 to 1 lot width ratio. This is over 20 acres so it's not subject to our review and approval. I want to caution the owners the way this is currently set up, this cannot be further subdivided because of the fact of the 4 to 1 lot width ratio. They do show quite a bit of wetlands along the road. If they wanted to get a driveway through here, that could be an issue. It's mapped that way, I don't know if it's wet or not. Before any driveways would be put in with access from North Reserve, have the Corp of Engineers look at it. Is there any talk of building a home out here?

Rose W. No.

Pelky I point that out because 5 years from now, if this property gets sold, they'd be looking at access. Just something to be aware of.

Holdridge So this is basically just splitting off 20 acres.

Pelky Correct. It's above our review threshold.

A motion was made by Dennis Ferriter to approve and pass on to the Hull Board of Supervisors the certified survey map for John & Janet Wojcik's land abutting North Reserve Street. Motion was seconded by Jocelyn Reid. Motion passed.

8. CONTINUED REVIEW PROCESS OF HULL COMPREHENSIVE PLAN REVISIONS AND FOCUS ON CHAPTER 8 – ECONOMIC DEVELOPMENT.

Holdridge I forgot to mention Bob Enright and Dave Wilz developed a letter that would be sent to Portage County. Today I shared that draft with Patty Dreier. We haven't sent it yet. It's to express to the County that we'd like to see much more monitoring of the water issue. If we take that further, we'd also like to see the Portage County Board be much more active in water management issues. We understand there is a sizable rural contingent that is very concerned about water issues particularly efforts to control and regulate water. It may be time to get that issue out there in the public arena. Patty Dreier is still holding her meetings, called summits. We've got Well #11 and we expect that to be very short order before the courts. So the water thing is a big issue in Portage County. We need to get our political leaders involved in this.

So what do we know about this chapter?

Amman First of all it say's Chapter 6 and we're making it Chapter 8 because we moved around some chapters in terms of numbers so wherever it says 6.whatever, it should be 8.something. Everything that is highlighted, that's the new stuff Steve Kunst put in for us where he was starting to update it. A lot of it is statistical information he updated from the most recent census.

Holdridge On page 59, any questions, comments? Then page 60?

Amman These were some statistical things that were updated based on the 2010 census.

Ferriter The crossed out/excluded sentences, who did the exclusions?

Amman I would say that was Steve that was making that call.

Holdridge Page 61, any questions? Page 62?

Amman On page 62, the only highlighted/red part is where it says: "Needs Town input to be updated". Steve was looking for us, as the town, to do some updating or something there if we knew of different information.

Way I notice the tent rental company is not listed on here. It spells out pretty specifically what the different businesses are. I don't know what the miscellaneous (2) are. We owned a tent rental company for years and now it's just down the street from us.

Multiple talking about different businesses in the town, new and old. It was suggested to add the words: "Some of the existing businesses" instead of "existing businesses".

Holdridge I notice what used to be our pawn shop on Hwy. 66, there's a big boat there, a motor scooter. Is that highway commercial?

Pelky On Hwy 66? He received a letter to discontinue. Landowners can sell their own stuff. If they have their own boat or car, that's not a problem.

Holdridge Is there a limit on how many of those they can have?

Pelky My understanding is that DOT may get involved if you start selling more than 4 cars in a year.

Holdridge I've got something from his neighbors where they wrote me about that.

Pelky A lot of those businesses will have a website if they sell a lot of stuff out of the home. If the neighbors are aware if he's got a website, try and get that. A lot of times in the Buyer's Guide or the newspaper, you see these.

Holdridge One of the neighbors reported that Furniture & Appliance Mart was coming there 7 or 8 times. There are concerns by the neighbors on each side of him. We've already sent picture to Chris.

 On page 62, any questions or comments? On page 63? Is the small business center still functioning?

Bowen Yes, it's in the basement of Old Main.

Holdridge Page 64, 65, 66? On page 66 #2, that is what Mayor Wiza and I talked about, intergovernmental cooperation. Plus the need to develop some kind of boundary agreement. Around the state where they've had good intergovernmental relations, what the urban towns have

done is developed agreements with the cities about where there will be expansion. So that gets away from the controversial annexation issues. Mike is in favor of that. It started with Mayor Wescott when he was in for that interim. He's the one that bridged that issue. That's something we want to look at, it makes a lot of sense to me.

Way On page 65 at the bottom, D-Action Plan #1 it says the "Plan Commission should receive quarterly updates". Is that the Town of Hull Plan Commission? When we were looking at the budget, we were discussing whether we should belong to the Portage County Business Council.

Holdridge This is separate. This is the one Harris Bank funds. They meet quarterly, usually out at the Country Club. They invite political and business leaders. Then they produce a pamphlet condensing what they have. They usually have some speaker there that talks about economics. I've been to a couple of them. They do some surveys. I usually get the report. Any other comments about this part?

Way What is the Workforce Economic Development Corporation? Is that WHEDA? In the paper they call it the Wisconsin Economic Development Corporation. I wondered if it's the same thing we're talking about. It's on page 64.

Holdridge One of our problems and we discussed it last night (at the Towns Association meeting) is broadband coverage. There are rural areas in Portage County where some people don't have good internet coverage. The problem with towns taking that on is we don't have any staff or expertise. That's often true of most things at the town level. There was a good discussion about broadband and Nate Sandwick from the UW-Extension is going to take that on. That's the group that should be doing it. I'm dealing with a lot of issues, management issues, development issues, big public safety issues in terms of use of our roads by bikers, joggers and walkers. I wrote a letter to Patty Dreier and Nate Sandwick saying one of you should show some leadership on this thing. But we have limited resources. When someone from the Planning Department says you should do this, that's good rhetoric but who's going to do it?

Bowen Patty, will you change that lead in sentence?

Amman Where Jan said, "Some of the existing businesses"? I think that's a good idea because then it's more open ended. If we put in "Some of the existing businesses..." it should be fine as it is. That would be the only addition to that.

Holdridge One of the chapters we have to write is on groundwater. We'll struggle with that and hopefully the county planning and zoning department will hire a planner so we can get some assistance. Dave Wilz has worked on the 5-year plan and we have a chapter in here on finance. There's a feeling by some people, why would you put finances in the comprehensive plan? We all know you don't do anything in government without money. So what I'm thinking is that chapter should be largely devoted to the 5-year plan. Once this gets adopted, you would then take a look at this on almost a yearly basis. That then becomes our major source document. Any thoughts David?

Wilz If it fits within what a comprehensive plan is; if that includes finance, then it certainly does make sense. But what is a comprehensive plan? Is it land use? You're right, nothing happens without the dollars.

Holdridge I see this as a much more useable document. Almost the annual update. We'll have a chapter on Groundwater and that could all change depending upon the outcome of some lawsuits. When you get to the later part of the comprehensive plan, it talks about the action plan. Those are the things we ought to be looking at every year to keep it up and a living document.

A motion was made by Jan Way and seconded by Jocelyn Reid to approve the Hull Chapter 8 – Economic Development chapter with noted changes. Motion passed.

9. Proposed changes to Portage County Zoning Ordinance (dated May 6, 2015) by Jeff Schuler & Chris Mrdutt.

Holdridge I sent out the memo dated May 6th from Jeff Schuler. He has things marked in red.

Amman The red is on John's but for most of you, it's the parts highlighted in yellow.

Pelky The yellow (*highlighted/red*) are changes to the ordinance, new language. Strikethrough parts are language that's being omitted. These are segments of the ordinance where we made changes (*it's not the whole ordinance*). It's a very condensed version of our ordinance. Single family zoning is on page 1.

Holdridge Look at 7.1.2.1 Single Family Residence.

Ferriter Are we in a position to make recommendations?

Pelky These are our proposed changes. The zoning ordinance is sent to the towns telling them these are changes we are going to make to the zoning ordinance.

Holdridge We're saying, are these fixed or are these still amenable to change?

Pelky This is getting near the end with our proposed changes.

Holdridge Do they then go to a planning and zoning committee then the county board?

Pelky Correct. We're still taking comments. All towns received these and whatever comments the town has, it's still able to be changed. If you have any questions, the staff can write them down. This did go before the Planning & Zoning Committee in March. The Committee said they'll delay it for 3 months while getting changes (from towns). We sent it back out to the townships. You should have received an earlier version in late 2014 for review. So these would be the most up-to-date changes. So yes, this is still a working form and we're still taking comments. It's still subject to change. If you notice we're missing anything, let us

know. We can still plug things in, add or delete. We prefer your comments at this level rather than at the Planning & Zoning Committee.

Holdridge Board member at the town level may encounter issues with one of these provisions when they get more in-depth. Like our issues over on Maple Bluff. How many zoning changes do you have at the county level per month? Re-zonings.

Pelky I just processed #7 for this year. There are not all that many re-zonings in a year, maybe 8-12 that landowners initiate. The Board of Adjustment used to have around 50 hearings years ago. But I'm not sure if we even had 20 last year. We haven't met for the past 2 months and I'm not sure we have any activity for our June meeting. Some of the things we amended to our ordinance over the years were in single family zoning for garages. In 1991 we had 1,200 s.f. maximum for garage space. We upped that to 1,600 s.f. and then some years ago upped it again to 2,000 s.f. Everyone needs garage space now. If you have over an acre of land in residential, you can go as high as 2,800 s.f. Making changes like that helped. Also ponds used to go through the Board of Adjustment. We finally eliminated that and now handle it internally. We've probably saved 15-20 requests a year which would have been additional staff time on our part. So these represent changes on items we hear about from towns over the course of time.

Holdridge On page 1, does any commission member have a question?

Pelky This covers single family residence. Under C- Special Exceptions, they added (5) Tourist Rooming Houses. That's something we've been getting requests on from landowners. A tourist rooming house is where they would rent their house out. Similar to a bed and breakfast but more of a rental. It's more of a turnover, maybe a week at a time or shorter stays, the whole house. If you had your house on a lake or river, you could rent your home out, through a public hearing, which this group would look at. A "Special Exception Use" is one that is not permitted to do outright. It needs approval through a public hearing and goes through the Board of Adjustments. It could come before this body (*Planning Commission*) if deemed necessary.

Holdridge Usually they want some input from the local government, don't they?

Pelky Yes. We added under (D) (3) an increase to the minimum lot area for newly created lots up to 30,000 s.f. By the time you fit your house, driveway, larger accessory garage, etc., 20,000 s.f. isn't a very large lot. So for newly created lots, 30,000 s.f. for single family, which is about 2/3rd of an acre. Maybe a 100' x 300' lot. It used to be 20,000 s.f. which was just short of a half acre. The vast majority of the Town of Hull is in a wellhead protection zone which would require 2-acre lot size minimum (for newly created lots). I believe you have in your town ordinance a standard of 35,000 s.f. for any lot, correct?

Holdridge I don't remember off hand but it's one of those things we look at. I'm thinking up by I-39, those are all 2 acres minimum.

Pelky We don't get a lot of lots in that range but we're considering that change.

Holdridge Do you get any issues there with urban sprawl? When you create a bigger lot size, doesn't that just spread it out?

Pelky It's up to each town. In the ag-areas, it's typically 2, 5, 10, 20 acre lot size minimum. Those are districts townships can use. In the Town of New Hope, if you want to subdivide your land there, it's 10-acre minimum. The lake country lots could be smaller but if you're out in the rural areas, it's 10 acres.

Holdridge What about (D) with the changes in height, yards?

Pelky We got rid of some of that (strike out) and then added the language highlighted. This is to reflect the 30,000 s.f. not including road right-of-way. We do not count conservancy zoned property as part of that 30,000 s.f. You'll see this in most of our districts.

Holdridge On the next page is 7.1.3.1 General Agricultural District. You made some changes there.

Pelky That portion was too confusing. That language didn't make much sense so under "Uses", we struck out the language that was there and added this language below (*to help clarify and simplify*).

Holdridge Under (6) (D) you've got some changes.

Pelky These are changes to make things clearer based on the feedback we've received from towns. Regarding ponds, if you're digging in an area that may be wetland, within the jurisdiction of the DNR Corp of Engineers, it spells out that we need something in writing from those guys before a permit is issued. Letter "e" is pertinent to the Town of Hull. If the material leaves the site, if someone is digging a pond and they're going to be hauling 20 or 200 truckloads, we want the driveway approved by the town.

Holdridge If someone is digging a pond, don't they need a formal permit?

Pelky Correct. It may not be a pond. You could be digging a hole or leveling a hill. Commonly they need fill or build up a driveway. If all the materials stay on site, we issue a permit. If any of the material leaves the site, we need a letter from the township. Usually talk to the town chairperson. If they want to haul any material off the site, we want a letter which alerts the town or highway department to the fact that there could be truck traffic entering on town roads.

On page 3, some redundant language. On page 4, minor stuff.

Bowen How does the "Contractor Storage Yards" read?

Pelky A Contractor Storage Yard would be if a landowner has a building and they want to park their equipment in it. So if you're an excavator with a backhoe or dump trucks, it would require a public hearing to allow the use on the property. It's related to heavier equipment, those type of operators.

Holdridge Have you ever used the “lot averaging option” (b)?

Pelky Seldom, very little. We’ve got some changes that need to be made to our subdivision ordinance that I don’t want to get into this evening but I’ve got some proposals for our subdivision ordinance. Lot averaging is something to use between that 2 and 3 acre threshold. It’s an option. If you had 20 acres of land with a 10 acre minimum, instead of doing two 10-acre lots, with the lot averaging, it would allow a 2-acre or not larger than 3 acre. If you wanted to create a 3 acre lot for your children and keep 17 acres, it allows that flexibility. I’m going to try to make a simple proposal that if it’s a 10 acre lot size minimum and you’ve got 20 acres, what’s the difference what the lot size is, you can create 2 lots. If you want to create a 2-acre lot and keep the other 18 acres, what’s the difference? It would save a lot of rezoning. If you want to create a 5-acre and keep the other 15 versus doing two 10 acres, I’ll see where that goes.

Holdridge Tonight we had that certified survey map where they cut off that long parcel. That seemed kind of strange.

Pelky It was over 20 acres which is above our review and approval. By them keeping it above 20 acres, it’s not the most desirable lot to have with the long lot width ratio.

On page 7 it talks a little about storm water and commercial. Lot area’s of 30,000 s.f. not including conservancy. It’s minor language. On the bottom of page 7 a few minor language changes to follow state statutes.

On page 9, there’s 17 where we added camping or use of a camper while someone is building their single-family home. As long as they meet proper disposal of human waste.

On the top of page 10 under (D) (8), addition of language regarding inoperable and/or unlicensed motor vehicles cannot be stored in the front yard of a residential lot. I’m not sure if that will solve the issue because instead of having it in the front, now they’d be piling it in the back which could be an issue.

Holdridge Is there any restriction in the zoning ordinance on how many vehicles you can have on a property?

Pelky We don’t, no. As long as it’s licensed and we ask them to start it up and its operational, they can have as many as they want.

Holdridge The case we’re dealing with on Maple Bluff Road, this is a nuisance issue. There was a case in Manitowish Waters where the court held that if you have 2 drivers, each could have a vehicle plus one. Drivers being those who live there 6 months or so. If it’s a couple with a son and they’re all licensed drivers, they could have 3 vehicles plus one. That’s a big issue and been legally tested in the courts.

Ferriter As it is now, you’re saying they could have unlimited vehicles that operate?

Pelky As long as they’re licensed and operational.

Holdridge We had to go beyond your zoning ordinance because there wasn't any kind of restriction and this guy is bringing in vans and vehicles.

Reid I have a question on page 10 (at the top) #19 about chickens and ducks. It says chickens and ducks are okay provided all the requirements are met. So there's more information missing on that?

Pelky Correct. What we did here was, we don't have R-3 listed where the landowner wants to have ducks or chickens, I'm not sure why it wasn't included in the R-3. There's not a lot of R-3 zoning out there. That's like 1 and 2 family zoning. If you've got duplexes or R-3 zoning, why not let them have the potential for having chickens. Chickens we allow 12, they must be enclosed in a fence and so far from the property line. No roosters or drakes. They need to be egg-laying chickens, you can't be butchering.

Holdridge What happens if a dog gets in and kills those chickens?

Pelky Then you've got upset neighbors.

Holdridge They go before the county board and they've got some provision where they can get reimbursed for the lost chickens. If you ever want to see an interesting discussion, watch the county discuss the value of a chicken. Somewhere it's in the ordinance if you have a chicken or a duck and an animal gets in and kills them, that owner had the right to come to the county and seek reimbursement. Have you ever heard that at the county board, that discussion?

Pelky No.

Holdridge I'm finding more and more people are raising chickens.

Reid I want to get chickens, that's why I was asking.

Pelky The city may allow them too, if I'm not mistaken.

Way I think they do under certain parameters.

Holdridge What about paragraph "f"?

Pelky These are addressing storm water control plans. We're looking if it's within 300' of a stream or wetland, we are looking at storm water requirements on the project.

Amman Why does it go, e-, g, i? Are we missing some alphabetic signatures?

Reid I was looking for "f".

Pelky These are just for the changed portions, not the complete ordinance. Just the areas of change so you will see some odd numbering/lettering.

Holdridge On page 11?

Pelky Just definitions.

Holdridge When the DNR reviews a site, one of the things they look at is erosion control?

Pelky Yes.

Holdridge What's the second thing they look at?

Pelky It could be storm water. Natural runoff. The DNR through Brad Johnson, we refer people and they will get involved if it's an acre or larger. Brad will look at the project. He may or may not require a permit. He looks at it based on the situation.

Holdridge That's the letter I gave you, from Brad Johnson. How many pages is the whole zoning ordinance?

Pelky Maybe 50 some pages. As you read through this, if something pops up, call Chris or myself and we'll talk to you over the phone.

Ferriter Give my your name and number. (*Tracy gave him that information.*)

Reid It's on the bottom of this first page.

Pelky If you have any zoning issues that pop up, Chris Mrdutt or I are the ones to contact. Jeff Schuler put together a little summary of some of the changes here but he didn't touch on every item.

Holdridge What is your title Tracy?

Pelky Assistant Zoning Administrator. We do on-site inspections for septic systems.

Holdridge Who's going to handle that?

Pelky Chris, Ralph Loffler or I, we do septic inspections, every time there's a final inspection for a septic system, we get out and inspect it. Ralph gets more involved with soils on-site and permits too. Ralph is septic only. Chris and I do zoning, on-site waste, subdivision, flood-plain, all the ordinances, Chapter 7. Don't hesitate to call. If this is the final version and we hear no other comments, this would get presented at the June meeting of Planning & Zoning. Once they approve it, it will go to the County Board. A zoning ordinance doesn't go into effect until 40 days after the County Board approves it. So there could be a 40 day window where towns could still comment.

Holdridge When we had the issue on Maple Bluff Road, there was going to be some modification for that zoning classification. I think that's R-2. The problem over there was the

unlimited vehicles you could have. I don't understand that at all Tracy. Does it have to be parked on a paved surface?

Pelky The ordinance doesn't address that.

Holdridge So they could park them on their lawn.

Pelky They could.

Holdridge If you get a guy like the one living over there now, he does that. All the neighbors over there are upset.

Pelky Staff-wise, putting the ordinance into effect, how would we monitor that stuff. Trying to determine who's got what vehicle. If you've got any suggestions, send them my way.

Bowen I think the other part of the ordinance that refers to the licensed drivers living in the residence would have some relationship with that.

Ferriter Are they operating a used car lot or something?

Holdridge That case over there, we got the registration information from the state. The owner has one vehicle registered. Konopacky has 6 or 7 vehicles registered. Right across the street is a \$400,000 house. Dave Pringle has land right next to it and he's put up a fence. All you need is someone to come in like this guy who doesn't care what the neighbors think. He has his rights as he views them, and that's what you've got.

Pelky The tricky part of writing language to that is some people might have a car, a work vehicle, a vehicle for plowing the driveway, 2 motorcycles, a snowmobile. You start looking at vehicles, people have a lot of toys.

Holdridge We're talking about outside. Because Konopacky has his garage full of stuff too. I think our nuisance ordinance says 4 vehicles outside. That has stood the test of at least one court.

10. DATE OF NEXT MEETING: *The next Plan Commission meeting will be held on TUESDAY, JUNE 16, 2015.*

11. ADJOURNMENT: *Motion made by Bob Bowen to adjourn meeting, seconded by Jan Way. Motion carried by voice vote. Meeting closed at 7:10 p.m.*

Respectfully submitted,

Patty Amman, Plan Commission Secretary
Town of Hull, Portage County