

**TOWN OF BELGIUM  
PLAN COMMISSION MEETING MINUTES  
April 28, 2021**

**Call to Order Plan Commission Meeting:** The meeting was called to order by Chairperson Tom Winker order at 7:00 p.m. Pledge of Allegiance recited. Quorum established. Verification of compliance with WI Open Meetings Law.

**Also In Attendance:** Plan Commission members Charlie Parks, Tom Bichler, Matt Fuller, Brian Schmidt, Dennis Dimmer, Matt Fuller, Jeremy Risch, Keith Schueller and Secretary Ginger Murphy, John & Linda Risch. Dennis Dahm and one interested person.

**Minutes:** Motion Fuller/Bichler to approve the March 10, 2021, minutes; motion carried.

**Land Division - Risch:** John & Linda Risch, 475 Silver Beach Rd (20-acre parcel 01-013-02-002.00 & 80-acre parcel 01-013-05-001.00) to separate 15 acres from the 80-acre parcel and add to the 20-acre parcel with existing home and outbuildings. Motion Poull/Dimmer to approve the requested land division. All voted in favor except Jeremy Risch abstained; motion carried.

**Land Division - Dahm:** Dennis Dahm, 2046 Jay Rd (01-005-14-000.00), to divide an 80.63-acre parcel into a 40- and a 40.63-acre parcel in the A-1 zoning district. Atty Ed Ritger distributed a land map showing an 80-acre parcel split into two, 40-acre parcels. Winker informed Dahm that the newly created parcel is still in an A-1 zoning district which does not allow residential. Parks explained the town is part of the state farmland preservation, and rezoning to A-2 would be necessary to construct a home. Accessory structures are not allowed unless a residence will be built on the property. Motion Poull/Fuller to approve as presented; Bichler opposed. Motion carried. Mr. Dahm was informed to return to Town Board with a Certified Survey Map for Board approval.

**Zoning Ordinance Updates:** Parks suggested 500 contiguous feet road frontage newly created A-1 parcels to control the creation of flag-type parcels. Commission members will give thought and visit again.

Section 2.6: Zoning permits will expire at the end of two years or when compliance with the zoning ordinance has been met, whichever comes first. Applicants can apply for a 6-month extension if required.

Section 5.3D: Residential fences on lots not abutting Lake Michigan are permitted on the property lines in residential districts but shall not exceed a height of 6 feet in the side yard and rear yard or a height of 4 feet in the street yard. Residential fences on lots abutting Lake Michigan in residential districts are permitted but shall not exceed a height of 6 feet in the side yard or a height of 4 feet in the street and shore yards. Residential fences shall not be closer than 2 feet to any planned street or highway right-of-way. The finished side of the fence shall face adjacent properties. Non-typical fencing materials, barbed or other dangerous types are prohibited. An artificial grade change plus the height of the fence may not exceed the overall height of the fence allowed for the site, excluding grade adjustments for shoreland permitting which establishes a new base grade elevation for site flood protection. Motion Fuller/Bichler to approve 2.6 and 5.3D; motion carried.

**Adjourn:** Motion to adjourn at 8:17.

Respectfully Submitted,  
Ginger Murphy