

Plan Commission

July 12, 2023

In attendance:

Brian, Dennis, Tom W, Keith, Matt, Kevin, Jeremy, Luke

Jim Hubing and Peter Wiess

Motion Winker/Kevin to approve minutes from January meeting. Luke abstained since he wasn't appointed at the time of the last meeting.

**Peter Weiss Property combination:**

Peter wants to combine a half-acre pre-existing buildable lot that he purchased and combine with 16.12 acres of his abutting property and rezone from A-1 to A-2 to allow his son to build on that parcel of property. The rest of his acreage would remain A-1.

CP: Referenced appendix B: it's not listed as a buildable property, but it is actually a buildable property (appendix has to be updated). It's zoned for A-1 and we're discussing rezoning to A-2. All requirements must be followed:

1. Land is better suited for a use not allowed in the a-1 district. (9.6)
2. Rezoning is consistent with towns comprehensive plan and county's farmland preservation plan
3. Rezoning shall not impair use

Parameters established by the town for rezoning from A-1 to A-2:

1. If the farmer operating that land wants to build a new home, he should be entitled to do that.
2. If a member of that farm family, actively working on the farm, wants to build a home, the town will allow that

The town has made parameters for allowances for farmers: If they have a family members that work the farm, are a part of the farming enterprises, they are allowed to build a home on the property.

Peter states that his son will work for the farm doing the drying bins and he will be considered an employee of the farming enterprises. The grain bins will not be on his property- they will be on Peter's property (he stated verbally that he does not intend to sell his land after this process is completed).

Motion: The PC recommends that the rezoning of the land from A-1 to A-2 is appropriate, as presented on plan C, due to the fact that a family member will be actively working on the farm enterprises and requires a home. It absorbs the pre-existing buildable lot on the corner of Lake Church Rd and Sandy Beach. Matt made the motion and Kevin seconded the motion. 7 approved and 1 abstained.

Public hearing to be held Aug 7 for TB approval.

Appendix B has to be updated with the buildable lots

Farmland Preservation/Comprehensive Plan update:

Has be renewed every 4 years- we'll have to work with Andrew struck at the county to complete the process. Still waiting to hear from him. Also recommended that we renew the comprehensive plan at the same time. We have to pay SEWPC and county to help us with these.

Matt motions that we move forward with updating the farmland preservation and comprehensive plan, Dennis seconds the motion. Unanimously approved.

Adjourn 7:14