

TOWN OF MOSEL

**PLANNING & ZONING COMMISSION PUBLIC HEARING and MEETING
AND
TOWN BOARD PUBLIC HEARING and MEETING**

APRIL 14, 2011

MINUTES

- I. Call To Order and Verification of Meeting Duly Noticed.** Town Chair Dirk Zylman called the meeting to order at 6:00 p.m. Other Town officials present were: Supervisors Wayne Warnecke and Aaron Anger and Clerk-Treasurer Rachel Rehbein; Planning and Zoning Commission members Barb Bitter, Warren Wunsch, Ron Vandoske, Ralph Mayer, Cathi Kanouse, and Randy Rautmann. Absent was Planning & Zoning Commission Chair Al Loth. Also present were Kohler Co. representatives Aina Henegar and Ken Steltenpohl, Marvin Jumes, Dan Towne, Kenlyn Langland, and Jim Hoell. Clerk-Treasurer Rehbein confirmed the meeting was properly noticed on April 7, 2011 at the Town Hall at 3:14 p.m., the Transfer Station at 3:24 p.m., Joe's Hometown Auto at 4:06 p.m. and the website at 2:52 p.m.
- II. Combined Public Hearing of the Planning & Zoning Commission and Town Board**
- A. Presentation by the Kohler Co. concerning its request to:**
- 1. Amend Zoning Code § 7.06 J (2)(c) in order to allow overnight lodging for up to 8 people as part of a bird hunting preserve operated as a conditional use in the A-1 Prime Agricultural District. (Draft Ordinance No. 2011-01)**
 - 2. Amend its existing Conditional Use Permit for a Bird Hunting Preserve (located at W1168 Garton Road) to allow the completion of the basement for another bedroom and bathroom and to allow overnight lodging for up to 8 people year-round.** Aina Henegar and Ken Steltenpohl presented Kohler Co.'s request to allow for up to 8 people to stay at the Bird Hunting Preserve Cabin year-round and to add another bedroom and bathroom in the basement of the Cabin. Overnight guests would require a two night stay. Only overnight guests will be allowed to hunt. There would be no day meetings unless guests are staying overnight.
- B. Clerk-Treasurer's Contacts.** Clerk-Treasurer Rehbein received a letter from Kevin Stange of the Sheboygan County Planning & Conservation Department stating the current septic system is sized for 6 occupants not 8 occupants.
- C. Public Comments.**
- 1. Marvin Jumes:** Would hunting still be limited? Kohler Co.: Yes, only overnight guest may hunt and hunting would be allowed October 1 through March 20.
 - 2. Dan Towne:** Would there be supervision of the hunts? Kohler Co.: Hunters would be members of Kohler's River Wildlife. River Wildlife Associates would supervise all hunts.

Public hearing was closed. Motion Warnecke/Anger to recess the Town Board; carried 3-0. Town Board recessed at 6:24 p.m.

- III. Planning & Zoning Commission Meeting.** Meeting called to order at 6:25 p.m.
- A. Appoint Commission Chair for this meeting.** Motion Bitter/Mayer to appoint Warren Wunsch Chair for this meeting; carried 6-0.
 - B. Take action on the requested zoning change (Item II.A.1., above).** Following a discussion concerning the maximum number of persons to allow, motion Kanouse/Vandoske to recommend approval of the proposed amendment to Zoning Code § 7.06 J (2)(c) which would exclude lodging for more than 8 persons as part of a bird hunting preserve operated as a conditional use in the A-1 Agricultural District; carried 6-0. Motion Vandoske/Kanouse to adjourn the Planning & Zoning Commission meeting; carried 6-0. The Planning & Zoning Commission was adjourned at 6:28 p.m.
- IV. Town Board Meeting.** Motion Warnecke/Anger to reconvene the Town Board; carried 3-0. The Town Board reconvened at 6:29 p.m.
- A. Take action on the requested zoning change (Item II.A.1, above).** Motion Anger/Warnecke to approve Ordinance 2011-01 to amend the zoning code as recommended by the Planning & Zoning Commission; carried 3-0.
 - B. Take action on Kohler Co.'s request to amend its conditional use permit (Item II.A.2., above).** Motion Warnecke/Anger to amend Kohler Co.'s existing conditional use permit to allow the completion of the basement for another bedroom and bathroom and to allow overnight lodging year round for 6 people. All hunters must be lodging guest at the clubhouse. The Town will automatically allow the number of overnight guest to go to 8 as soon as it receives documentation from the County that the septic system has capacity for 8 people; approved 3-0.
- V. Adjourn.** Motion Warnecke/Anger to adjourn; carried 3-0. Meeting adjourned at 6:35 p.m.

Warren Wunsch, Appointed Commission Chair

ATTEST:

Rachel Rehbein, Clerk-Treasurer
Planning & Zoning Commission Approved on May 3, 2011

Dirk Zylman, Town Board Chair

ATTEST:

Rachel Rehbein, Clerk-Treasurer
Town Board Approved on May 10, 2011