

**TOWN OF MOSEL  
BOARD OF APPEALS MEETING**

**JULY 19, 2011**

**MINUTES**

- I. Call To Order.** Chair Dennis Mueller called the meeting to order at 7:00 p.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Also present were Board members Alan Harms, Bill Ochs, James Eichmann, Stacy Grunwald (1<sup>st</sup> Alternate), Nathan Athorp (2<sup>nd</sup> Alternate) and Clerk-Treasurer Rachel Rehbein. Others in attendance were Augie Hoffmann and Wayne Warnecke.
- II. Select an Acting Chair, If Necessary.** Due to a conflict of interest, Dennis Mueller asked to be recused. Motion Harms/Eichmann to appoint Bill Ochs as acting Chair; carried 4-0.
- III. Seat Board of Appeals Alternate, If Necessary.** Those Board members present at the May 25, 2011 public hearing were Dennis Mueller, Alan Harms, Bill Ochs, James Eichmann and Stacy Grunwald (1<sup>st</sup> Alternate). Dennis Mueller recused himself and Dan Voss was unable to attend which resulted in 4 concurring voting members (super-majority) present at the May 25, 2011 meeting. Town Ordinance recommends 5 voting members be present to achieve a super-majority, therefore, Stacy Grunwald (1<sup>st</sup> Alternate) and Nathan Athorp (2<sup>nd</sup> Alternate) were seated on the Board for this meeting. Nathan Athorp had listened to the tape recording of the May 25, 2011 public hearing before this meeting.
- IV. Take Action or Set Date to Do So on AJ Construction of WI, LLC Variance Application.** There was a brief overview of the application. Mr. Hoffmann submitting a survey map showing the setback at 9 feet and 10 feet (the original application was asking for a 15 foot setback). It was pointed out that Section 7.05 J (d) states "One warehouse or storage building of not more than three-thousand (3,000) sq. ft." is allowed in I-1. The current building is 2,100 sq. ft. and the proposed addition is 1,200 sq. ft. This may be a future issue for the Planning & Zoning Commission to address. Mr. Hoffmann was asked about how the storm water would be handled. He had different ideas of what to do but no deficient plans. Acting Chair Ochs closed the floor. Following discussion, motion Grunwald/Harms to deny the variance on the grounds that there is no hardship or special conditions and other options are available such as building to the east or the north; motion carried on a roll call vote: Athorp-aye; Grunwald-aye; Harms-aye, Eichmann-aye, Ochs-aye.
- I. Approval of the May 25, 2011 Minutes.** Motion Grunwald/Harms to approve the May 25, 2011 minutes as presented; carried 5-0.
- II. Adjourn.** Motion Grunwald/Harms to adjourn; carried 5-0. Meeting adjourned at 7:45 p.m.  
*This meeting was tape recorded. The tape will be kept until July 19, 2018.*

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Bill Ochs, Acting Chair

ATTEST:

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Rachel Rehbein – Clerk-Treasurer

Approved on \_\_\_\_\_