

**TOWN OF MOSEL
PLANNING & ZONING COMMISSION
MEETING & PUBLIC HEARING**

TUESDAY, MARCH 3, 2009

MINUTES

- I. **Call To Order and Verification of Meeting Duly Noticed.** Commission Chair Al Loth called the meeting to order at 7:01 p.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Also present were Commission members Cathy Kanouse, Warren Wunsch, Ralph Mayer, Nathan Athorp, Barb Bitter, and Clerk-Treasurer Rachel Rehbein. Ron Vandoske was absent. Town Board member present was Dirk Zylman. Others present were James S. Hoell and Lois Demmin. Clerk-Treasurer Rehbein confirmed proper notice of the meeting.
- II. **Approval of the November 6, 2008 Meeting Minutes.** Motion Wunsch/Athorp to approve the November 6, 2008 meeting minutes as printed; carried 6-0.
- III. **Petition to Rezone: James S. Hoell, part of parcels #59014-186550 & #59014-186540, W1285 Garton Road.**
 - A. **Presentation of Petition to rezone 11.5 acres from A-1 Prime Agricultural District to A-2 General Agricultural District.** Mr. Hoell presented his petition stating he bought the property from his grandmother with the intention of building a home. He chose the site to be rezoned because it is along a natural stream and farm field line. There is already a gravel entrance to access the field to the east of the proposed property line. The house will be positioned in the middle of the lot and he was not sure how far back, but would comply with setbacks. He has not had a perk test done yet.
 - B. **Open Floor For Public Testimony/Clerk-Treasurer's Contacts.** No input was received at the public hearing or by the Clerk-Treasurer prior to the hearing.
 - C. **Close Floor; Take Action Or Set Date To Do So.** Motion Wunsch/Athorp to recommend to the Town Board that the property at W1285 Garton Road, a total of 11.5 acres, part of parcels #59014-186550 and #59014-186540, be rezoned from A-1 Prime Agricultural District to A-2 General Agricultural District, carried 6-0, with no abstentions.
 - D. **Home Occupation Ordinance Discussion.** Town Board Chairman Dirk Zylman stated the Town Board was asking the Commission to look at the Home Occupation Ordinance. The Town Board feels the Ordinance needs to be more specific to differentiate between a hobby, a home occupation, and a business. The Commission felt the Home Occupation Ordinance should stay the way it is. If there is a complaint, all eleven standards need to be met (see page 7-13 of the Town of Mosel Ordinance). In the case of "extensive" mechanical or electrical equipment, if it meets all the standards (including sound as stated in standard #6), it is home occupation. If it does not meet all the standards, it is not Home Occupation and should be presented to the Town Board for approval.

- IV. Set Date for April Meeting, if needed.** Clerk-Treasurer Rehbein has received a petition to rezone so an April meeting will be necessary. The first Tuesday in April is the Spring Election so the April meeting will be Thursday, April 2 at 7:00 p.m.
- V. Adjourn.** Motion Kanouse/Athorp to adjourn; carried 6-0. Meeting adjourned at 7:50 p.m.

Al Loth, Chair

ATTEST:

Rachel Rehbein, Clerk-Treasurer

Approved on April 2, 2009