

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

AUGUST 3, 2011

MINUTES

- I. Call To Order and Verification of Meeting Duly Noticed.** Commission Chair Al Loth called the meeting to order at 7:00 p.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Also present were Commission members Warren Wunsch, Ralph Mayer, Randy Rautmann, Ron Vandoske, Barb Bitter and Clerk-Treasurer Rachel Rehbein. Cathi Kanouse was absent. Also present were Wayne and Pauline Huibregtse. Clerk-Treasurer Rehbein confirmed the meeting was properly noticed on August 1, 2011 at the Town Hall at 2:46 p.m., the Transfer Station at 3:05 p.m., Joe's Hometown Auto at 3:15 p.m. and the website at 2:43 p.m.
- II. Approval of the June 7, 2011 Public Hearing and Meeting Minutes.** Motion Wunsch/Mayer to approve the June 7, 2011 public hearing and meeting minutes as printed; carried 6-0.
- III. Discuss and Take Action on Amending Zoning Code 7.05 H (1) (d) to Allow Multi-Family Dwellings.** Currently RH-1 Rural Hamlet zoning does not allow multi-family dwellings. Following discussion, motion Wunsch/Bitter to recommend to the Town Board to amend zoning code 7.05 H (1) (d) by deleting the existing language and replacing with the following language: "Multi-family residences containing no more than four (4) dwelling units"; carried 6-0.
- IV. Petition to Rezone: Wayne and Pauline Huibregtse, Parcel #59014-183710, W1009/W1011/W1013 County Road FF.**
 - A. Presentation of Petition to rezone 1.25 acres from B-1 Business District to RH-1 Rural Hamlet District.** Wayne and Pauline Huibregtse presented their desire to rezone their 3 family rental property from B-1 to RH-1 for the purpose of protecting themselves should they suffer a catastrophic loss (fire or tornado) and enabling them to refinance their existing building loan. Having the property rezoned would allow them to rebuild in the eventuality of a loss – presently cannot rebuild with the existing zoning classification.
 - B. Open Floor to Public Testimony/Clerk-Treasurer's Contacts.** No one was present to give verbal comment or testimony regarding the subject rezoning. Clerk-Treasurer Rehbein reported she had not received any written, faxed or phone comments.
 - C. Close Floor; Take Action Or Set Date To Do So.** Chair Loth closed the floor. The Commission discussed if the parcel met lot area requirements as stated in 7.05 H (4) (a). The Commission's interpretation is the lot area can be a maximum of 66,000 sq. ft. (60,000 sq. ft. plus 6,000 sq. ft. for the additional two dwelling units). The existing lot is currently 54,450 sq. ft. Motion Bitter/Vandoske to recommend to the Town Board that the property at W1009/W1011/W1013 County Road FF, a total of 1.25 acres, parcels #59014-183710, be rezoned from B-1 Business District to RH-1

Rural Hamlet District based on the Commission's interpretation of 7.05 H (4) (a) as being in compliance; carried 6-0, with no abstentions.

- V. Discuss and Possibly Take Action on Clarification of 7.05 J (1) (d).** Clerk-Treasurer Rehbein asked for clarification of 7.05 J (1) (d). A 3,000 sq. ft. warehouse is permitted in I-1. If the warehouse is over 3,000 sq. ft., a Conditional Use Permit needs to be obtained. Clerk-Treasurer Rehbein stated currently there is no definition of "warehouse" in the zoning code. After discussion, motion Vandoske/Bitter to add the definition of a warehouse as Subsection 7.02 B (75) in the zoning code to read "A large building where raw materials or manufactured goods may be stored before their export or distribution for sale"; carried 6-0 with no abstentions.
- VI. Set Date for Next Meeting If Necessary.** Meeting not necessary at this time.
- VII. Adjourn.** Motion Wunsch/Bitter to adjourn; carried 6-0. Meeting adjourned at 7:52 p.m.

Al Loth, Chair

ATTEST:

Rachel Rehbein, Clerk-Treasurer

Approved: _____