

1. **Call to Order:** Rich Heidel called the meeting to order at 5:31 pm.  
**Roll Call:** Bob Ross, aye; Peter Burkel, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.
2. **Verify/Modify/Approve Agenda**  
**Motion by** Bob Ross, **Second by** Tom Dennee to approve the Planning & Zoning Commission agenda as presented. All in favor. None opposed. Motion carried.
3. **Approval of Planning & Zoning Minutes: March 9, 2016**  
**Motion by** Jeff Ambrosius, **Second by** Bob Ross to approve the March 9, 2016 minutes as presented. All in favor. None opposed. Motion carried.
4. **Public Comment on Non-Agenda Items:** None
5. **Daanen & Janssen Quarry Operations:**  
The Planning & Zoning Commission conducts quarterly reviews of quarry activities to keep better informed of activities, complaints and future plans and activities. Four blasting events were held in the 1<sup>st</sup> quarter, all in the last two weeks of March. All blasting events were compliant with the local and state code performance regulations related to ground vibration and air blast decibel thresholds. No complaints have been received by the Village after these blasts. Mr. Scott Janssen stated that there will be approximately 5 material blasts at level 2 in April/May, then again in June at level 1-2 there will be approximately 3-4 blasts. Then possibly 2 more blasts at level 2-5. The Commission urges Mr. Janssen to continue efforts for the quarry to have minimal impact on the neighboring properties regarding vibrations and dust.
6. **Thornberry Creek Golf Course-Rezone Two Adjacent Parcels: HB-540-4 & HB-580-7:**  
The Thornberry Creek Golf Course (TCGC) is planning a number of improvement activities in advance of the 2017 LPGA event to be held next summer. One of the more significant improvements is expansion and reorganization of its parking lot. While the final parking lot expansion plan is not yet finalized, it is known it will further expand into parcel HB-580-7 and will also expand into parcel HB-580-4. The houses on these two parcels are planned for removal to accommodate the planned expansion. In an effort to correct some past development oversights, staff has guided TCGC's consultant, Oneida Total Integrated Enterprises (OTIE) in necessary actions to zone the parking lot lands consistent with the clubhouse land and combine the lands for these two parcels with the club house land.  
**Motion by** Rich Heidel, **Second by** Peter Burkel to approve the change of zoning from A1 to B1 for Thornberry Creek Golf Course conditioned upon HB-580-7 and HB-580-4 being combined with HB-580-3. All in favor. None opposed. Motion carried.
7. **2546 S Overland Rd, HB-145 Conditional Use Permit Request:**  
Gene Red Hail has leased approximately 2 acres of land from HB-145 "for the purpose of a sweat lodge for religious ceremonies and for incidental purposes related to such purpose," as identified in section 3. of the Land Use License included with the materials submitted by Mr. Red Hail. The previous lease expired December 31, 2015. In Mr. Red Hail's efforts to renew the lease, the Oneida Tribe of Indians of Wisconsin referred Mr. Red Hail to the Village for zoning review due to past correspondence this office sent inquiring of the use at this property. The current zoning of this property is A1-Agriculture and this type of use would require a conditional use. Mr. Red Hail has provided information relating to sweat lodges and their relation to the Native American culture. Mr. Leonard Stevens spoke to the Commission about how he has benefited personally from Mr. Red Hail's program. There have been no complaints from neighbors, police or fire department. The area is kept clean. The site is used during the daylight hours.

**Motion by Rich Heidel, Second by Tom Dennee** to approve the conditional use request for Gene Red Hail for the use of a sweat lodge conditioned upon an address being issued and to verify that fire extinguishers are present on site. All in favor. None opposed. Motion carried.

**8. Certified Survey Map, parcel HB-616-2, Acorn Dr.:**

Frank Burkel proposed splitting parcel HB-616-2 into two parcels: 1 – 20.45 acres and 1 – 13.51 acres. The smaller parcel is being created to accommodate new home construction for his daughter. Both parcels meet the A1-Agriculture district lot standards. It is worth noting rezoning both parcels to ER is also being requested in a subsequent/following action. Both parcels also satisfy the ER district lot standards.

**Motion by Rich Heidel, Second by Jeff Ambrosius** to approve the 2-lot CSM for Frank Burkel on Acorn Dr, HB-616-2. All in favor. None opposed. Motion carried.

**9. Rezone Request, Parcel HB-616-2, Acorn Dr:**

Frank Burkel proposes rezoning parcel HB-616-2 from A1-Agriculture to ER-Estate Residential. This general neighborhood consists of R2, ER and R2R zoning districts. Given all developed lands are used for single family residences, it would be appropriate and consistent to rezone this parcel to ER-Estate Residential.

**Motion by Tom Dennee, Second by Bob Ross** to approve the change of zoning from A1 to ER for Frank Burkel on Acorn Dr, HB-616-2. All in favor. None opposed. Motion carried.

**10. Tailwind Crossing First Addition Plat, HB-2891:**

Jeffrey Marlow, Lexington Homes Inc. proposed a 13 parcel single family subdivision plat. The parcels are consistent with the parcels in the Tailwind Crossing plat. The 13 parcels will contribute storm water to the storm pond located in Outlot 2 of the Tailwind Crossing Plat. Outlot 4, south side of the proposed plat is reserved for future development at a point in time when it becomes economically feasible to cross the waterway/wetland with a bridge structure.

**Motion by Tom Dennee, Second by Jeff Ambrosius** to approve the Tailwinds First Addition Plat with staff recommendations. All in favor. None opposed. Motion carried.

**11. Consider Allowing Backyard Chickens in other Residential Districts:**

In 2014, the Village adopted ordinance amendments providing for the Keeping Chickens in the R2 single family residential zoning district through a license provision. Staff has received recent inquiries for Keeping Chickens from residents in other residentially zoned areas of the Village.

**Motion by Rich Heidel, Second by Bob Ross** to approve the ordinance amendments as proposed by Staff for R-2-R and R3. All in favor. None opposed. Motion carried.

**12. Zoning Administrator's Report:**

The Burkel rezoning leaves two parcels still zoned A1-Agriculture on Acorn Dr and Mapleview. Some agriculture uses may not be in the best interest of the immediate neighborhood. Allyn will approach the two home owners and report back to Planning and Zoning Commission.

A resident applied for a permit and built a 5,000sf storage building recently. Allyn did have a discussion with the resident prior to building that a business cannot be run out of this building. It was discovered recently there is in fact an insurance agency being run out of a portion of this space. Allyn will send a letter and put the owner on notice that he is in violation of the ordinance.

**13. Meeting Adjournment:**

**Motion by Dave Dillenburg, Second by Bob Ross** to adjourn the meeting. All in favor. None opposed. Motion carried.

The meeting adjourned at 7:36 p.m.