

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION PUBLIC HEARING AND MEETING
July 24, 2023**

The Planning Commission Meeting and Public Hearing was called to order by Jim Weinbauer at 7:34 p.m. Committee Members present were Jim Weinbauer, John Easley, Jim Sheets and Spencer Thiel.

The Planning Commission held a public hearing to consider property division and zoning change from A-1 to A-1-S of 33 acres of land at N5835 Ridge Road, Plymouth, WI 53073 for Scheuerman Joint Revocable Trust of 2007, Peter C and Karen S Schuerman of NW SE, SEC 23, EXC THAT PRT LYING W OF TN RD. (Parcel No. 59002005560) creating a northern parcel of approximately 19.6 acres and a southern parcel of approximately 13.4 acres. John Easley reported that the analysis of the land requested reported a score of 48 which was below the score of 60 which is the standard for rezoning. As the posting of the agenda item did not meet the owner's intent to rezone only the northern parcel of land, the public hearing will be rescheduled for August 28, 2023.

The Planning Commission did not hold a public hearing to consider to consider rezoning/property division (as necessary) for 1.02 acres of land located at W9086 County Road T, Glenbeulah, WI 53023 for Brennan Nieskes, owner of Parcel No. 59002006690 which is currently zoned Single Family Residence District without sewer, (R-1) and to consider Application of Conditional Use for same property to operate a motorcycle repair business. The posting failed to note that the land is proposed to be rezoned as Local Residence and Industrial District (B-1). The public hearing will be rescheduled for August 28, 2023.

The Planning Commission did not consider an application of conditional use from property owner Kristie Richter Gillman and petitioner Eric & Elizabeth Zimmermann. The petitioner did not appear at the meeting.

The Planning Commission considered an application of conditional use from property owner Ryan Ernst to add a driveway greater than 150 feet long from Spring Valley Road to a pit on his property located on two tax parcels. (Entering and crossing Parcel No. 59002002050 and terminating on Parcel No. 59002002012). Both parcels are zoned A-1 Agricultural Land District. The planning commission requested that the landowner provide stakes in the ground so that the path of the driveway could be considered. The item will be addressed at a public hearing on August 28, 2023.

Jim Weinbauer adjourned the Planning Commission meeting at 7:55 p.m.

MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
July 24, 2023

Chairman Halbach called the Town Board meeting to order at 8:00 p.m. Board members present were Spencer Thiel, Dan Klahn, and Beth Lagacy. Pledge of Allegiance was recited.

Motion Thiel/Lagacy to approve clerk's report including the minutes of the Board Meeting of June 26, 2023. Motion approved.

Motion Theil/Klahn to approve treasurer's report as presented. Motion approved.

The floor was opened for Public Comments. Mike Limberg requested a copy of the notice of the Emergency Meeting held on June 26, 2023 and gave notice of his interest to serve on the planning commission. Paul Eischen gave notice of his interest to serve on the planning commission.

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. Dickman provided the July Financial Statement, described repairs made to Tender #4, discussed recent training with the Sheboygan County Tech Team and invited the public to witness the fire department raffle drawing on August 7th at 5:00 p.m.

Maintenance Update was provided by Steve DeMunck. DeMunck indicated the siren was not working. Bill's Electric has been contacted to work on the outdoor lighting and should be on the job before Labor Day. DeMunck noted that the doors on the fire station have been painted and the new receivers for door opening will be installed this week.

Motion Thiel/Lagacy to table the request for property division and zoning change from A-1 to A-1-S of 33 acres of land at N5835 Ridge Road, Plymouth, WI 53073 for Scheuerman Joint Revocable Trust of 2007, Peter C and Karen S Schuerman of NW SE, SEC 23, EXC THAT PRT LYING W OF TN RD. (Parcel No. 59002005560) creating a northern parcel of approximately 19.6 acres and a southern parcel of approximately 13.4 acres. Motion carried.

Motion Lagacy/Klahn to table the rezoning request for 1.02 acres of land located at W9086 County Road T, Glenbeulah, WI 53023 for Brennan Nieskes, owner of Parcel No. 59002006690 which is currently zoned Single Family Residence District without sewer, (R-1) and to table the request to approve Application of Conditional Use for same property to operate a motorcycle repair business. Motion carried.

Motion Thiel/Klahn to approve Operator's License request from Diane Kabat (Greenbush Kettle Moraine Trailblazers Snowmobile Club). Motion carried.

The Town Board considered the vacancy on the Planning Commission. Halbach noted that three candidates have expressed interest in the position. Motion Lagacy/Thiel to table the decision until the August Town Board Meeting. Motion carried.

Motion Klahn/Lagacy to approve Fire Protection Agreement with the Town of Mitchell with a billing of \$8800 for the 2024 calendar year. Motion carried. Thiel abstained.

Chairman Halbach attended a meeting at the Town of Forest regarding the snowplowing agreement with the township. The board is awaiting a response from the Town of Forest before it proceeds.

Maintenance Issues at Thornapple Court and Hickory Drive were discussed. The item will remain on the agenda awaiting pricing and Sheboygan County road work in the area.

Existing Conditional Use Permit for Drives issued to Calen and Lindsay Leider was discussed. The board alerted the fire department that the signage on the property misstates the length of the driveway.

The town board discussed the need for update on John and Rebecca Loehr Property with two homes. Sheboygan County Planning has indicated the septic system issues have been addressed. Halbach will invite the Loehr's to attend the next board meeting in August.

Motion Lagacy/Klahn to file for Bridge Aid for repairs for Center Street Bridge. Motion carried.

Motion Lagacy/Thiel to solicit for proposals for town garbage and recycling hauling and disposal service for the next decade. Motion Carried.

The First Reading of Ordinance to Appoint Alternate Members to the Board of Review was held.

The town board discussed the need to develop and formalize Town Board Procedures and Bylaws. A suggestion was made to form a committee which may be considered at the next town board meeting.

The board reviewed correspondence received including: WTA notice of their Summer Water Tour program, WTA explanation of Governor Evers vetoes on transportation aid, WTA Sheboygan County Unit Meeting Notice, Wisconsin DOT Safety Related Program Funding Webinar, Bill Lagacy Email regarding wedding barns, Emily Stewart email regarding Wisconsin Attorney General Opinion on Bridge Aid, Sheboygan County Ordinance No. 1 Amending Chapter 46 of the County Code of Ordinances about filling vacant positions, Sheboygan County Ordinance No. 2 regarding the Emergency Medical Services Council, Sheboygan County Ordinance No. 3 Establishing a Speed Zone in the Town of Rhine, An Email from Dan Barroilhet of the Department of Administration regarding how the Kettle Moraine Correction Institute is effecting census data, and a request from WPS to include them in an Road improvement planning project.

The board reviewed building permits issued prior to the meeting.

Motion Lagacy/Thiel to approve the bills presented for payment. Motion carried.

Motion Klahn/Lagacy to adjourn the meeting at 9:34 p.m. Motion carried.