

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION PUBLIC HEARING AND MEETING
September 25, 2023**

The Planning Commission Meeting and Public Hearing was called to order by Jim Weinbauer at 7:00 p.m. Committee Members present were Jim Weinbauer, Jim Sheets, Joe McClurg and Spencer Thiel.

The Planning Commission held a public hearing to consider rezoning 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) to Local Residence and Industrial District, (B-1), and to approve Application of Conditional Use for same property to operate a motorcycle repair business. Peter Powers stated that motorcycles were speeding on the public road. Tom Hau spoke against the zoning change which would upset the pastoral setting of the area. Beth Lagacy stated that the town should give business owners a chance to prove themselves in the community. Nieskes stated that money has already been spent to improve the property.

The Planning commission advised that the business hours, the limitation on powers sports related vehicles permitted outside during non-business hours, observances of the safe and legal test drive regulations and noise ordinances and the maintenance of an orderly property should be elements of the Conditional Use Permit.

Motion by Thiel/Sheets to approve the request to consider rezone 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) to Local Residence and Industrial District, (B-1), and to approve Application of Conditional Use for same property to operate a motorcycle repair business. Motion carried.

Jim Weinbauer adjourned the Planning Commission meeting at 7:19 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
September 25, 2023**

Chairman Halbach called the Town Board meeting to order at 7:23p.m. Board members present were Spencer Thiel, Dan Klahn, Mary Kracht and Beth Lagacy. Pledge of Allegiance was recited.

Motion Lagacy/Klahn to approve clerk's report including the minutes of the Board Meeting of August 28, 2023 after technical corrections were made. Motion approved.

Motion Thiel/Lagacy to approve treasurer's report as presented. Motion approved.

The floor was opened for Public Comments. Paul Eischen questioned why the public hearing had been posted. He also alleged that that decision of the town board on the zoning decision of the Scheuerman's property was poorly made.

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. Dickman provided the September Financial Statement. He also reported that several members of the fire department participated in a mass casualty drill on August 30th. Members also participated in training with Sheboygan County including a truck driving course.

Maintenance Update was provided by Steve DeMunck. DeMunck reported that the initial water test for the town hall had failed, but three subsequent tests in separate locations in the building have passed. DeMunck stated that the transformer near the hall had been replaced. The lawn has been sprayed for weeds. The Back boor has been repaired, but DeMunck stated that the exterior doors to the hall may need to be replaced in the next three years. Caulking repairs are needed in the Fire Department.

The Town of Forest Snowplowing Contract was deferred until October as their chairman could not be present.

Motion Lagacy/Klahn to approve rezoning 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) to Local Residence and Industrial District, (B-1), and to approve Application of Conditional Use for same property to operate a motorcycle repair business with the conditions recommended. Motion carried.

The Town Board heard from representatives of three garbage and recycling haulers being considered for the next contract to serve town residents. Tim Mueller from GFL, Mike Thun and Nick Achtermeier, Jr. from Harter's, and Brian Thome from Waste Management were present. The board decided to defer awarding the contract until the October meeting.

John and Rebecca Loehr were not present to discuss plans to dispose of one of the two homes on their property. Their conditional use permit will be sought for the next town board meeting.

The board discussed the placement of a sea container on property belonging to Joseph Wagner. Debate ensued as to whether the container would fall under the definition of a non-conforming structure in the zoning ordinance. Halbach advised that the board would have to add clarity to the ordinance if the situation was to be addressed.

The town board did not consider an application for Temporary Class B Retailer's license for the Fire Department event since the formal application had not yet been received by the town clerk.

Motion Lagacy/Klahn to approve purchase of address marker for Brick Church Cemetery. Motion carried.

The Town Board Procedures Committee is not yet ready to make a recommendation to the Town Board.

The town board was presented pricing for blinds for the windows in the town hall. The purchase will be considered when the budget for 2024 is considered.

A proposal to purchase flags and a flagpole was reviewed by the town board. The purchase will be considered when the budget for 2024 is considered.

The Budget Workshop for the Town Board will be scheduled for Tuesday, October 17, 2023, at 7:00 p.m.

The board reviewed correspondence received including: an environment impact letter on the Robinson House Historical Structure, an email from the WTA promoting their legislative advocacy membership, a notice from the Wisconsin Election Commission regarding National Mail Voter Registrations, a WisDOT notice regarding a webinar on the LRIP program, a notice of the Sheboygan County Local Governments meeting scheduled for October 26th, a courtesy letter from the WisDOT indicating the due date for returning the road certification packet, a notice of the Fall Town Officials Workshop held September 25th, and an invitation from the Sheboygan Economic Development Corporation about a celebration at Road America on November 2, 2023.

The board reviewed building permits issued prior to the meeting.

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

Motion Lagacy/Kracht to adjourn the meeting at 8:38 p.m. Motion carried.