

TOWN OF BELGIUM
PLAN COMMISSION MINUTES
September 21, 2016

Call to Order: Chairperson Tom Winker called the Plan Commission meeting to order at 7:00 p.m. Pledge of Allegiance recited. Quorum established. Verification of agendas posted at Town Hall, Port Washington State Bank and Belgium Post Office in compliance with WI Open Meetings Law.

Present: Plan Commission members Tom Bichler, Larry Bares, Al Poull, Charlie Parks, Dennis Dimmer, Matt Fuller, Jeremy Risch, Secretary Ginger Murphy, Jeremy Spriggs, Don Feyereisen, Jeff Coeur, DJ Ehlert, Tom Peterson, John and Karen Majerus, Don and Rose Lusk, and Mitch Maersch from the *Ozaukee Press*. John Paulus excused.

Minutes: Motion by Bares to approve the minutes of the July 20, 2016, meeting and second by Bichler; motion carried unanimously.

Spriggs Land Division Request: Jeremy Spriggs, 7246 Cty Rd LL (tax key 01-001-05-001.00), to divide the existing home with 5-7 acres from the 57.39-acre parcel in the A-1 Farmland Preservation (FPP) zoning district. This issue was tabled at the July Plan Commission meeting for members to contemplate implications in regard to FPP.

Throughout the Zoning Ordinance, there are accommodations for situations deemed out of the ordinary. Section 9.6 aids the Town in achieving the goal of farmland preservation. This section does pertain to consolidation of farms to allow the landowner with a home built before 1985 to sell the building and retain the farmland. Mr. Spriggs's request falls under the consolidation of farms provision. Motion by Poull to recommend town board approval of Jeremy Spriggs's request to divide and rezone 5-7 acres with the residence from A-1 to A-2, and second by Dimmer; motion carried unanimously.

Lusk Land Division Request: Donald and Rosemary Lusk, 6352 Sauk Trail Rd (tax key 02-018-08-000.00), to divide the 10.4-acre lot in the R-1 zoning district into two lots with a shared driveway. Mr. Lusk explained their home was built in 1997 on 10.4 acres. They want to divide the property into two lots and retain the home with the north 430' of Lake Michigan frontage and sell a lot to the south with 300' lake frontage. The property does not abut a public road except for the driveway on Sauk Trail Rd. A Zoning Board of Appeals hearing is required for the lack of road frontage. Plan Commission recommendation is required to allow the land division and shared driveway. The property is located within the Town's Comprehensive Plan for residential growth. Motion by Bares to recommend the town board proceed with dividing the parcel into two lots and allowing the shared driveway, and second by Poull; motion carried unanimously.

Coeur/Schiller Land Reconfiguration: Jeff & Janet Coeur, 1752 Jay Rd (tax key 01-004-12-003.00) and Mary Beth Schiller (tax key 01-004-09-003.00) request to transfer .332 acre from the Schiller property to the Coeur property in order to conform with ordinance requirements of 5 acres minimum for a dog kennel conditional use permit. Town approval is not required for this action per Land Division Ordinance Section 2.02C 3.

Coeur Conditional Use Request: Jeff & Janet Coeur, 1752 Jay Rd (tax key 01-004-12-003.00) request a conditional use permit to operate a dog kennel to raise labradoodles. With the additional .332 acres, the conditional use is allowable per Zoning Ordinance Section 4.4A. Douglas Ehlert will be purchasing the Coeur property and stated there will be between 6-8 dogs and possibly as many as 12 at times. The dogs will be bred and sold as therapy dogs. Fencing will be extended off the east side of the barn to include a concrete run, individual areas, and group areas. Charlie Parks reminded that conditional use permits transfer with the property and should be monitored periodically. Motion by Bichler to recommend town board approval of a conditional use permit to operate a dog kennel, second by Dimmer; motion carried unanimously.

Adjourn: Meeting adjourned at 7:48 p.m.

Respectfully Submitted,
Ginger Murphy, Secretary