

## **Town of Brigham Plan Commission Meeting**

A meeting of the Town of Brigham Plan Commission was held on Tuesday, May 16, 2017 at 7:00 PM in the Barneveld-Brigham Municipal Building in Barneveld Wisconsin.

The meeting was called to order at 7:00 PM by Plan Commission Chair Steve Thoni.

In attendance were: Chair Thoni, Commissioner Joe Karls, and Commissioner Russ Moyer. Commissioner Duane Elfering was meeting the group at Mike Straubhaar's property and Commissioner Tami Bowser was excused. A quorum was noted.

Also in attendance were: Audrey Rue, Clerk/Treasurer and Bill Trainor.

The Public Notice and Posting was approved on motion by Joe Karls, Seconded by Russ Moyer and Carried.

The agenda was amended to include "Items for future agendas" on motion by Joe Karls, seconded by Russ Moyer and carried.

The April 20, 2017 meeting minutes were approved on motion by Russ Moyer, Seconded by Steve Thoni and Carried.

The Plan Commission adjourned temporarily at 7:05 PM to do a site visit.

The Plan Commission reconvened at 7:30 PM.

Joining the meeting now were: Mike Straubhaar

Chair Thoni asked for Public Comments not pertaining to anything on the agenda. There were none.

### **Discussion and Recommended Decision on the application of Mike Straubhaar - new driveway to new dairy building off East Brigham Road**

Motion made by Russ Moyer to approve Straubhaar's application for a secondary driveway to a new dairy building off East Brigham Road. Motion seconded by Joe Karls. Motion carried 3 – 0 with Duane Elfering abstaining.

### **Discussion and Recommended Decision on the application of William Trainor for a rezone of 7 acres from A1 to AR1 to merge acreage on to Steven Trainor's property and to allow for increased # of cattle (double)**

Bill Trainor noted he will be asking for an easement through the 7 acre parcel when the CSM is done. He also commented the end of the driveway accesses a County Road and the county doesn't care how many users are on a driveway. He's asking for an easement to allow access to himself to land that lies beyond the parcel. A motion was made by Joe Karls to approve the rezone of 7 acres from A1 to AR1. This motion was seconded by Russ Moyer. Motion carried 4 – 0. Steve Thoni asked for a manure management plan and indicated it should be submitted before the Town Board meeting.

A motion was made Joe Karls to approve double of the animal units contingent upon submission of a manure management plan. Motion seconded by Duane Elfering and Carried 4 – 0.

**Discussion and Recommendation on the application of Joe Karls for a rezone from A1 to RB1 on a 13 acre parcel which includes farm buildings. Also application for a Conditional Use Permit for: Wedding Venue and Day Business Meetings, Air BNB rental, up to 8 horses and up to 20 chickens.**

At this point, Joe Karls recused himself and moved to the opposite side of the table.

Questions were asked by the Plan Commission regarding parking (which Karls indicated would be behind the shed – room for 150 cars). It was noted by Karls that the upstairs of the barn will not be used, there will be no kitchen – it will be 100% catering. The shed will be the dining hall. The driveway will need to be wider. The facilities will be brought up to commercial code.

It was further noted that anything zoned Recreational Business, must have a conditional use for any activity happening on the premises. Russ Moyer made a motion to recommend rezoning from A1 to RB1 on 13 acres. Motion was seconded by Duane Elfering. Motion carried 3 – 0.

A motion was made by Duane Elfering to approve a conditional use for a Wedding Venue, Day Business Meeting Venue, Air BNB Rental, up to 8 horses and up to 20 chickens. Motion was seconded by Russ Moyer. Motion Carried 3 – 0.

Joe Karls rejoined the Plan Commission.

**Items for future agendas:** Chris Handel – Storage Units and Commercial Zoning off Ceely Road – but probably not until July.

It was noted Steve Thoni will not return from vacation until June 21<sup>st</sup> and Duane Elfering will be gone the entire week of June 19<sup>th</sup> – so meeting on the 3<sup>rd</sup> Tuesday in June may be a problem.

It was suggested Plan Commission meetings be moved to the 3<sup>rd</sup> Wednesday of the month (vs. 3<sup>rd</sup> Tuesday) to accommodate the EMT Training that will be held every Tuesday for 5 months.

**Adjournment:** Motion made by Duane Elfering to adjourn at 8:15 PM. Motion seconded by Russ Moyer and Carried.

Respectfully Submitted

Audrey Rue, Town Clerk/Treasurer