

**TOWN OF RHINE
BOARD OF SUPERVISOR'S MONTHLY MEETING MINUTES**

Tuesday, April 10, 2018

PLEASE NOTE: This meeting is a meeting of the Town Rhine Board of Supervisors in public for the purpose of conducting the Town Rhine business and is not to be considered a public community meeting. There is a time for public participation during the meeting which is indicated below.

Present: Ron Platz, AL Feld, Jon Rost, Bill Jacob, Frank Zimmermann

1. **Compliance with Open Meeting Law:** Posted on April 5, 2018.
2. **Pledge:**
3. **Approve minutes of March 6, 2018:** Motion to approve by Feld. 2nd by Zimmermann.
No nays.
4. **Treasurer's Report:** Read into the record.
5. **Building Permits for March:** Read into the record.
6. **Public comments of a general nature:** None
7. **Discuss and Possibly Act on:**
 - a. **Planning Commission's recommendation to deny the request of Anthony Landini to rezone his property located at W4601 CTH FF from A1 to A2. (parcel 59018256332, approximately 35.84 acres:**

Platz read a letter from Mr. Landini into the record. The letter further explained his request. A copy is include in the minutes of this meeting.

Keith Fisher: He owns and lives in the house that Landini mentions in his letter. He commented about the asking price of the property. He has concerns about splitting up the land. He would entertain buying the land at a reasonable price, but he feels it is overpriced. He wants to see the land remain as agricultural and that the town needs to maintain the agricultural land that the Town was built on. He would like the Board to uphold the planning commission's recommendation to deny the request as presented.

Roy Levin: He is also a neighbor of Mr. Landini. When he purchased his land he was under the impression that the area would remain as farmland. He feels that the Town has the responsibility to uphold the long term plan. He would not like to see 3 or 4 more homes built there. He also has concerns about drainage in the area if more homes were built. He would like to see the request denied.

Steve Arenz: Steve is another neighbor. He has concerns about eliminating farm land. The whole country needs farmland in order to feed its people. The amount of traffic has increased significantly since he moved into the Town. He doesn't want that to continue to

increase. He feels that allowing 3 or more homes to be built would affect the quality of country living life.

Larry Eberle: He has a correction to Tony's letter. He stated that Tony did buy the property at a sheriff's sale.

No other public comments:

Deliberation by Town Board:

Rost: He explained that the board relies heavily on the recommendations of its committees. One of the board's responsibilities is to be cognizant of any concerns of neighbors regarding rezones, etc. He is inclined to deny the request as presented as well.

Zimmermann: Zimmermann expressed that he feels like the homeowner should have some say in what he wants to do with his property. He agrees with the concerns of the neighbors, but the homeowner also has some rights.

Platz: Mentioned that this situation is a bit unusual. The planning commission has made a recommendation to the board. He feels that there should be some consideration regarding the request and the rezone application as presented. He has spoken with Landini. Platz's concern is that A2 zoning was requested, which requires 5 acres to build a home, which could potentially allow 7 homes to be built on the land. A5 requires 12 acres, so there could be fewer homes built. The other consideration is access to county trunk FF. The county would have to grant permission to allow driveways with access to County FF. There are also issues with building in the Buddy Creek Area. He feels it might be more possible to get the property rezoned to A5 because that would require larger lots to be preserved. It would also help preserve the rural setting of the area.

A motion to accept the planning commission's recommendation to deny the request from Landini to rezone from A1 to A2 was made by Feld. Second by Zimmermann. All in favor. No nay votes.

b. Election results: 1477 registered voters, 558 voters on April 3, 2018. (38.5%). Frank Zimmermann was re-elected as Supervisor #4 and William Jacob was elected as Supervisor #3. Previous chairman Todd Purkey will remain as chair of Planning and Ordinance.

b. Road America's blue LED sign: Joanie Fiorenza presented her concerns about a large blue LED light at Road America. Road America continues to offer attractions, etc. to the area. Sometimes that can cause nuisances for surrounding neighbors. The Town's Long Range plan has always been to protect the rural atmosphere. She would like the town to enter a good neighbor policy agreement with Road America regarding the use of lights and noise control. The agreement should include not leaving the LED lights on during the off season and dimming them so as not to interfere with light sky during racing season. She has provided several photos for the town to review.

Judy Faust: She has lived in the area for 3 years and enjoys it a lot. She expressed how bright the blue light is and how it interferes with the rural atmosphere of the area. It also shines into her home. She would like to see the sign being turned off when it turns dark, or at least dimmed significantly. There is another sign near the office area of Road America. That light can also be blindingly bright.

David Johnson: He feels the sign is a bit obnoxious and would like to see it turned off earlier in the night.

Joan Girard: She loves Road America and respects what they bring to the community. However, the light from the sign literally lights up her bedroom. She stated that the light can be blinding. She would like some kind of good neighbor policy to be set up so the lights turn off at night, if nothing else.

Frank Cleme: The light is so bright that he doesn't need lights on at night at his home. It should be turned off at night. It does not need to be lit all night long. He would like to see the lights turned off by 9 pm.

Greg Weiser from road America: He said this is the first he has heard about the issue and that Road America has not had any complaints from neighbors. He is checking with his IT personnel regarding the schedule the lights turn on. He will check into the problem of the light staying on all night. RA has added a sensor to the lights and done some other things to ensure more automatic control of the lights. He expressed that RA is sensitive to neighbors' concerns.

Platz expressed that the Town has a nuisance ordinance. The RA sign is actually in the Town of Plymouth. Weiser explained that RA has a CUP with Plymouth for both of the lights. He expressed that now RA is aware of the complaints he feels the town doesn't need to be involved.

Zimmermann said the Town of Plymouth should be notified of local concerns, as the signs are in Plymouth's jurisdiction. Weiser explained that when RA obtains CUPs from Plymouth, that the neighbors are notified of the meeting by the clerk in Plymouth.

Fiorenza: mentioned that she also appreciates Road America. She feels that there are signs that never had a permit issued by the town of Rhine, including the big blue one. Weiser stated that the blue sign was originally a billboard over the tunnel. The intent was not to advertise or be a nuisance, but serves as the entrance for everyone who enters. He will bring these comments back to RA for consideration.

Platz's recommendation is for residents to communicate with Mr. Wieser directly. Feld agrees. Rost commented on the LED sign that faces east and west. He was on the BOA when that sign was applied for. At the time the town was not concerned with the brightness of the sign. He does not feel like RA is in compliance with that CUP.

- d. Approve \$175 check to WE Energies to replace the lights at Rhine Rd. and County Rd. Mm with LED lights:** Motion to approve this was made by Feld. 2nd by Rost. All in favor. No nays.

8. Chairman's information report:

Address sign for Memorial Park has been made and will be installed later in April, with a new address of W8493 Rhine Rd.

Reminder: Annual meeting will be on April 24 at 7 pm.

9. Sub-Committee Report:

10. Approve Vouchers:

11. Announce Next Meeting date: May 1, 2018.

12. Adjournment: