

**MINUTES**  
**TOWN OF RHINE PLAN COMMISSION**  
**Wednesday, October 11, 2017**

**GENERAL MEETING**

1. **Call to Order:** – Called to order at 6:30 PM by Todd Purkey.  
Present: Todd, Christa, Larry, Joanie, Frank, Lexann
  
2. **Compliance with Open Meeting Requirements:** Published and posted September 28, 2017.
  
3. **Pledge to the Flag:**
  
4. **Minutes of the August 9, 2017 meeting:** Motion to accept by Zimmermann. 2<sup>nd</sup> by Fiorenza. No nays.
  
5. **Public Comments:** Gene Eigenberger, State Rd 57. He said he has run into some physical limitations with his wife in the past. He has a desire to rezone or re-parcel some of his land. He has contacted the state highway department about creating one lot and regarding joint access to the highway. He is inquiring about the possibility of doing this before he gets too far into the process. He just wanted to present a brief case for the committee to consider the feasibility of his request. He presented a drawing for the commission to review.

Eberle mentioned this might need to go to the Board of Appeals since it deals with dual highways. It would still need to go to the planning commission for rezones. Fiorenza commented it might not require a rezone. Gene explained one of the parcels is zoned Conservancy.

6. **Public Hearing - to discuss and possibly act on the following item:**

To consider the request of Tom Werner of Crystal Lake Crushed Stone at N7330 Highview Road, Elkhart Lake, WI 53020 (parcel 59018259220) for a Conditional Use Permit that would allow them to have a portable concrete batch plant operated on the Main Pit property. Property is zoned B2.

**Public comments:**

Tom Werner, General Manager of Crystal Lake Crushed Stone: He has brought along 3 reps from Murphy Concrete Company (MCC). They would be operating the batch. This request is for general operations, serving the local area with their ready mix products. The plant would be located in the same location as the previous one in 2015. This operation is a bit different as the concrete is blended in the truck. Initially the plant would run on a generator. If approved, it would be hard wired in later. This would be a

seasonal operation, April through November, depending on weather. Hopefully the agreement with MCC would be renewed annually.

Additional information was presented by Adam Tegelman, Operations Director of MCC.

There were no other public comments regarding this.

**Consideration by planning commission:**

Purkey reviewed some additional information he received from the applicant. He read a letter from Tom Werner dated 9-11-17 (included in package) into the record.

Fiorenza had a question about Vinton's previous operation. She thought it only operated for 8 days. The proposed operation would be daily, or as the job permits.

There was a recommendation to keep the hours as requested, except to close at 2 on Saturday.

Motion to approve with the exception of Saturday closing time at 2 by Zimmermann. CUP would be for 2 years, to begin in the spring of 2018. 2<sup>nd</sup> by Joanie Fiorenza. No further discussion.

Roll call vote: All voted yes. No nays.

This recommendation will be sent to the Town Board for consideration at the next meeting. November 8, 2017.

**7. Chairman's Information Report:** N/A

**8. Next meeting date** – (as needed)

**8. Adjournment:** Motion to adjourn at 7:08 pm by Zimmermann. 2<sup>nd</sup> by Eberle. No nays.

NOTICE IS HEREBY ALSO GIVEN that although a quorum of Rhine Town Board may be present and may take part in these discussions, no formal action or vote may take place at this meeting.

ANY PERSON REQUIRING SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE CLERK AT 876-3413 24 HOURS PRIOR TO THE MEETING

Planning Commission 10.11.17