

MINUTES
TOWN OF RHINE PLANNING COMMISSION
Wednesday, January 9, 2019

Present: Bill Jacob (chair), Mark Pfaller, Larry Eberle, Joanie Fiorenza, Christa Johanson

1. **Call to Order:** Meeting was called to order at 6:30 by Bill Jacob.
2. **Compliance with Open Meeting Requirements:** Meeting was published December 26, 2018 and January 2, 2019.
3. **Pledge to the Flag:**
4. **Approve Minutes of the December 12, 2018 meeting:** A motion to approve the minutes as presented was made by Fiorenza. 2nd by Pfaller. All in favor.
5. **Public Comments (general nature):** None.
6. **Public Hearings:**

To consider the application of Freitag and Maris families of W5576 County Rd. Eh, Elkhart Lake, WI 53020, to rezone approximately 3 acres of their land at W5576 County Rd. EH from A1 to A4 or R1. Parcel is 59018250760.

There were no public comments on this hearing.

Johanson noted that the request is to rezone to R1 or A4. Her understanding is that the purpose of an A4 zone is to preserve farm consolidation. She does not feel that an A4 zone would be appropriate based on the requirements listed in the town ordinance. She reviewed the A rezoning to R1 makes more sense to her.

Pfaller disagrees.

Fiorenza thinks that A4 fits into the area better than R1. Per the letter in the file, the land will remain in the family.

Mr. Freitag clarified some items on his map for Mark Pfaller. His intention is for his son will purchase the existing home on the land, and he will build a new retirement home. The existing home was built in the 70's.

Pfaller explained that the planning commission tries to work in conjunction with the town's long range plan. He feels A4 is the better option.

Johanson suggested the possibility of the family utilizing a life estate plan, and she explained some of the features and benefits of those. It would allow the applicant to build his retirement home without the need to rezone.

Eberle made a motion to grant the Freitag's application to rezone approximately 3 acres to A4. 2nd by Fiorenza.

Roll call vote: Eberle – yes. Fiorenza – yes. Johanson – no. Pfaller – yes. Jacob – yes.

The recommendation will be forwarded to the Town Board for a vote at the next meeting.

7. **Chairman information report:** None
8. **Next meeting date:** as needed.
9. **Adjournment:** Motion to adjourn at 7:50 by Fiorenza. 2nd by Pfaller. All in favor.

Approved