

MINUTES
TOWN OF RHINE PLANNING COMMISSION
Wednesday, May 13, 2020 at 6:30 p.m.

GENERAL MEETING – 6:30 PM

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

1. **Call to Order:** Meeting was called to order by Jacob at 6:32 pm.
2. **Compliance with Open Meeting Requirements:** Published April 24 and May 1, 2020 in the Plymouth Review. Physically posted in 3 public places. Posted online at official Town of Rhine website.
3. **Pledge to the Flag:**
4. **Approve Minutes of the February 12, 2020 Meeting:** Motion to approve the minutes made by Johanson. Seconded by Fiorenza. All in favor.
5. **Public Comments (general nature):** None.
6. **Public Hearing - discuss and possibly act on:**
 - A. *To consider the application of Michael Meeusen of N8127 Snake Rd., Elkhart Lake, WI 53020 to rezone this property from A2 to R1. The parcel is 59018255634 (Selling to 59018256633 zoned R1) Total amount of land is approximately .090 acres.*

Public Comments regarding this application:

Property owner, Meeusen, explained the purpose of his request. After a survey of the property he was informed that his neighbor's driveway and septic was located on a small amount of his own property. He would like that .090 acre to be changed if/when neighbor wishes to sell their land.

Deliberation and Discussion by Planning Commission:

Johanson motioned to make a recommendation to the Town Board to approve a rezone from A2-R1. Seconded by **Fiorenza**. All in favor. Motion carried.

- B. *To consider the applications of Jeff and Wendy Elgin of W6656 County Road C, Plymouth, WI 53073 for a Conditional Use Permit to operate a cold storage unit on property at W6671 County Road A. Parcel is 59018258813.*

Public Comments regarding this application:

Chris Krieg (W6562 E Shoreland Road, Elkhart Lake, WI 53020) addressed the Planning Commission about several concerns from groundwater contamination, engine noise, lighting, building usage. The Planning Committee took note and addressed each item.

Potential, future property owner Wendy Elgin, spoke about intent of property usage and plans.

Deliberation and Discussion by Planning Commission:

Johanson noted that she informed the applicants that the Conditional Use Permit which they applied for is not available under current town ordinances.

Johanson motioned to table item until an opportunity to assemble proposed requirements for the potential Conditional Use Permit are in place. Seconded by **Fiorenza**. Motion carried unanimously.

Suggested items to address are as follows:

- Building usage plan needs to be defined and specified to three (3) buildings
- Hazardous Materials
- Junk vehicles - specify how long a vehicle may remain outside
- Engine noise
- No usage of up lighting
- No sulfur farm lights
- What signage is allowed
- Change term "Cold storage" to "non-climate controlled"
- Hours of operation

7. **Chairman information report:** Jacob expressed need for Town of Rhine's Ordinance Committee to continue working on Chapter 4 to answer several questions related to the Planning Committee.
8. **Next meeting date:** Meeting in June proposed
9. **Adjournment:** Meeting was adjourned at 7:50 pm. Motion made by **Fiorenza**. Seconded by **Eberle**. All in favor.