

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE

June 10th, 2022

7:30 A.M.

1st Floor Conference Room – County Administration Building

* Public Hearing held via Zoom

PRESENT: Supervisors Tom Egan, Maribeth Gabert, Howard Miller, Shanah Zastera, Brian P. O'Rourke - Land Use Planner, Cary Rowe – Zoning Administrator, Daniel Lefebvre – Code Enforcement Officer.

EXCUSED: Supervisor John Hinz

The meeting was called to order by Maribeth Gabert, Vice Chairperson, at 7:30 A.M.

* Prior to discussing the first item on the agenda B. O'Rourke stated that if any new Committee member viewed the property after the public hearing and before the deliberative, that no new information or interaction(s) with the applicant or any surrounding neighbors could be discussed during the deliberative; only the discussion of information during the public hearing could be used in making their decision.

1. Paul Lippold – 6441 S US Highway 45, Town of Black Wolf – Conditional Use

Applicant is requesting a Conditional Use permit for vehicle sales and repair.

B. O'Rourke read the staff report into the record, which recommended approval, with conditions.

The Committee asked if they had to adopt the Town Conditions and/or could alter them.

B. O'Rourke stated that they do not have to adopt all of the Town conditions, but they could not alter them.

M. Gabert asked if the Committee could limit the number of vehicles and hours.

B. O'Rourke stated that they can condition the number of vehicles and hours, but felt that the Towns condition limiting no more than five vehicles shouldn't be approved as a condition, as the County zoning ordinance parking space requirement should be used to limit the number of vehicles.

T. Egan agreed with the Towns condition of not allowing any Personal on Demand storage units (P.O.D.'s) and that the Towns condition on the allowed hours of operation were fine.

B. O'Rourke stated that the County has already issued a valid zoning permit to the applicant for the placement of two P.O.D.'s on the subject property, and that if the Town's ordinance prohibits them as they indicated, that should be utilized by the Town to not allow them.

There was a consensus of the Committee to shorten the County condition from a twelve-month review of the C.U. to six months.

Motion to amend the County condition of a 12-month review of the C.U. to six months by S. Zastera. Seconded by T. Egan. Motion carried 4-0.

Motion to approve the Conditional Use with all Town conditions and all County conditions, including the amendment, by T. Egan. Seconded by S. Zastera. Motion carried 4-0.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by T. Egan. Seconded by T. Miller. Motion carried 4-0.

Meeting adjourned at 7:45 A.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Land Use Planner