

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

May 31st, 2022

6:30 P.M.

1st Floor Conference Room – County Administration Building

* Public Hearing held via Zoom

PRESENT: Supervisors John Hinz - Chairman, Tom Egan, Maribeth Gabert, Howard Miller, Shanah Zastera, Brian P. O'Rourke - Land Use Planner, Karen Frederick – Court Reporter.

The meeting was called to order by John Hinz, Chairperson, at 6:30 P.M.

1. Discussion and Committee action on Planning and Zoning Committee meeting dates and times.

There was a consensus of the Committee to keep the same dates/times of the meeting schedule, as the previously approved P & Z Committee calendar.

Motion by T. Egan to keep the same schedule of dates and times of this Committee. Seconded by Howard Miller. Motion carried 5-0.

There was no further testimony on this item.

2. Paul Lippold – 6441 S US Highway 45, Town of Black Wolf – Conditional Use – Adjourned from April 27th, 2022 Public Hearing.

Applicant is requesting a Conditional Use Permit to operate a vehicle sales and repair shop.

P. Lippold was sworn in and explained the request; he anticipates two to three employees, will have approximately four to six vehicles for sale, has replaced the two overhead doors with heavier insulation, will have no flammable liquids on site, and will keep the doors closed while using tools that create a high decibel level.

Randy Wegner, 6455 W Decorah Ave, was sworn in, and expressed concerns over traffic and noise, and was opposed to the request.

Leo Fleischman, 6453 Hwy 45, was sworn in. He stated he disagrees that noise from the business would be a problem, and was in support of the proposed use.

Hannah Schueler, 352 Rosalia St, was sworn in and stated that her understanding of Conditional Use Permits is that one cannot be denied based on the number of vehicles on the lot, or hours of operation, and was in support of the request.

Patricia Wegner, 6455 W Decorah Ave, was sworn in. She stated her house is across the road from the subject site, and is opposed to the proposed use due to a potential increase in traffic and noise.

Kenneth Lippold, W 19th Ave, was sworn in. He stated that his family has owned the subject lot(s) for a number of years, and some of the neighbors stating their opposition to the proposed C.U.P. had parked their cars on the subject property going back a number of years, and that he is in support of the proposed C.U.P.

J. Hinz asked whether the overhead doors would be closed during working hours, to which P. Lippold stated that they would be.

S. Zastera asked about the insulation of the overhead doors, to which the applicant stated that the new overhead doors had the maximum amount of insulation.

Josh Gross, 6473 W Decorah Ave, was sworn in and asked if the C.U.P. was approved, would there be any future review.

B. O'Rourke stated that the staff report submitted to the Committee would contain a condition that the C.U.P. be reviewed in one year.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by M. Gabbert. Seconded by T. Egan. Motion carried 5-0.

Meeting adjourned at 7:30 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Land Use Planner