

Town of Brazeau – 10892 Parkway Road, Pound
Comprehensive Land Use Plan Commission
April 13, 2016 – 6:30 p.m.

MINUTES

Call to Order: Chairman Lavarda called the meeting to order at 6:30 p.m.

Roll Call: Present: G. Kempka, M. Luebke, H. Weier, J. Rock and R. Lavarda. Absent: None

Approve Agenda: Motion-Kempka/Second-Rock to approve agenda. Voice Vote: Yes-Rock, Kempka, Lavarda, Weier, Luebke. No-none. Motion carried.

Minutes - November 18, 2015: Motion-Kempka/Second-Luebke to approve minutes. Voice Vote: Yes-Kempka, Weier, Luebke, Rock, Lavarda. No-none. Motion carried.

BUSINESS:

- (1) Rezone-Ronald Renier/Agents: Chad & Nicole Renier-parcel #008-323200622, 008-323200822B, 008-3232007221 located S32, T30 N, R19 E, Lee Lake Road. Chad Renier approached plan commissioners stating initial plan to use parcel 008-323200622 (zoned agricultural) to erect mini-storage buildings – 4 units. Renier presented new drawing stating mini-storage sheds to be located back to back of Ron Tank's storage unit on 008-323200822B (zoned restricted commercial). 100 foot road access required per county regulation which will require variance. Restricted commercial was created to regulate an exclusive commercial use on one or more parcels in an area predominately zoned residential, agricultural or forest. Plan commissioners discussion noted Oconto County ordinance on restricted commercial in regards to sideyard setback – 10 feet where abutting property is in any other zone and rear yard setback 10 feet where abutting property is zoned general commercial, light industrial or industrial, 50 feet where abutting property is any other zone or district provided by Oconto county ordinance Proposal will include a land swap between Renier and Tank. Motion-Luebke/Second-Lavarda to recommend rezone to restricted commercial, including land swap as explained by Chad Renier between Reneir and Tank, limiting structure to 4 units, to follow required set back and state approved plans. Voice Vote: Yes-Luebke, Lavarda, Kempka, Weier, Rock. No-none. Motion carried.
- (2) Conditional Use-Ronald Renier/Agents: Chad & Nicole Renier-parcel #008-323200622, 008-323200822B, 008-3232007221 located S32, T30 N, R19 E, Lee Lake Road. Chad Renier explained to plan commissioners proposing to erect min-storage buildings – 4 units in similar scale to units owned by Ron Tank on 008-323200822B. Structure to accommodate the needs of current residents and seasonal residents for storage of pontoon boats and other items. Plan Commissioners expressed this type of business in the town would be compatible with the character of the town and considered a tourist type business. Motion-Kempka/Second-Luebke to approve conditional use request. Voice Vote: Yes-Kempka, Luebke, Weier, Rock, Lavarada. No-none. Motion carried.
- (3) Plan Commissioner(s) maturing terms appointments recommended by town board to include: Weier, Rock and Kempka. Motion-Lavarda/Second-Luebke to accept appointments of existing commissioners. Voice Vote: Yes-Luebke, Lavarda, Rock, Kempka, Weier. Oaths taken.

- (4) Ordinance Regulating Lot Sizes BZ-#5-2006: Following a discussion; Motion-Lavarda/Second-Rock recommending repeal of ordinance BZ 5-2006 and town to conform to Oconto County regulations unless Town of Brazeau Board has other recommendations that the ordinance to be retained. Voice Vote: Yes-Rock, Lavarda, Kempka, Luebke, Weier. No-none. Motion carried.

Adjournment: Motion-Lavarda/Second-Kempka to adjourn. Voice Vote: Yes-Kempka, Lavarda, Rock, Weier, Luebke. Motion carried. Adjournment exercised at 7:42 p.m.

Jean Grosse, Town of Brazeau, Clerk-Treasurer