



MINUTES OF THE PARK AND PLANNING COMMISSION MEETING

July 26, 2023

1. **Call meeting to order.** Meeting was called to order at 6 PM by Chairman Dave Klug at Lannon Stone Products Quarry at 675 Pleasant Valley Road, West Bend. Members present: Chairman Dave Klug, Vice Chairman Arlyn Johnson, John Bales, Dave Behringer, Andy Jones, Bob Traska, Dennis Bell, Bob Hartwig and Zoning Administrator Jim Micech. Absent: Marcy Bishop and Chad Johnson. Nathon Swinton from Lannon Stone Products gave an informative presentation of the daily operations, expected length of time the Quarry will remain in operation, recent changes, and upgrades to machinery and how it affects the efficiency of their operations followed by a site tour.
2. **Close meeting and reconvene at the Town Hall** – A motion by John Bales, seconded by Andy Jones to close the meeting and reconvene meeting at the Town Hall. Motion carried, 7-0.
3. **Call meeting to order, Pledge of Allegiance and confirmation of meeting notice.** – The meeting was called to order at 7:00pm by Chairman Dave Klug. The pledge of allegiance was recited, and Zoning Administrator Jim Micech confirmed proper notice of the meeting.
4. **Roll Call** – Member present: Chairman Dave Klug, Vice-Chairman Arlyn Johnson, John Bales, Dave Behringer, Andy Jones, Bob Traska, Marcy Bishop, and Dennis Bell. Absent: Chad Johnson. Also present were Attorney, Tim Andringa, and Zoning Administrator Jim Micech.
5. **Approval of the Agenda** – Motion by Jones, seconded by Bales, to approve the agenda as presented. Motion carried, 8-0.
6. **Approval of the minutes of the June Meeting** – Motion by Bales, seconded by Bishop, to approve the minutes of the June 28, 2023, Parks, and Planning meeting with corrections to Item 11 to remove “El” from El Doman, Inc. Motion carried, 8-0.
7. **Any Town Resident to comment on any agenda item** – Eric Prange, 2995 County Aire Drive commented on Item 6 on the agenda. Mr. Prange has concerns about heat generated by the solar panels and if it will affect songbirds. No further comments.
8. **Open Public Hearing- Public Hearing to discuss application for a Conditional Use Permit for the installation of a ground mounted solar panel array at 3020 Country Aire Drive –A-1 – T7-0657-00Z – Matt & Dawn Englehardt / Lindsey Hansen, Arch Solar, Inc.** – Motion to open the public hearing by John Bales, seconded by Andy Jones. Motion carried 8-0. Jennifer Larson from Arch Solar responded to Mr. Prange’s question stating that little to no heat is generated by the solar panels. No further comments.
9. **Close Public Hearing for a Conditional Use Permit for installation of a ground mounted solar panel array at 3020 Country Aire Drive – T7-0657-00Z.** Motion to close the public hearing by Jones, seconded by Bishop. Motion carried 8-0.
10. **Discussion and possible action for a Conditional Use Permit for the installation of a ground mounted solar panel array at 3020 Country Aire Drive –A-1 – T7-0657-00Z – Matt & Dawn Englehardt / Lindsey Hansen, Arch Solar, Inc.** – Vice Chairman, A. Johnson asked what the expected service life was of the residential panels and what happens after the panels reach their max. service life. Jennifer Larson from Arch Solar responded the panels have a 25-30 years’ service life and then will get recycled. Motion by Traska, seconded by Jones to approve the conditional use permit. Motion carried 8-0.

11. **Lannon Stone Products – Conditional Use Review and Renewal – Discussion and possible action.** Discussion regarding the Letter of Credit extension and Items I and J regarding the Conditional Use Permits for Payne and Dolan Inc. and Ozinga Ready Mix if they were expired and if new Conditional Use Permits were required. Motion by A. Johnson, seconded by Bales to table until the next meeting for more information. Motion carried 8-0.
12. **John & Debra Goll – Certified Survey Map Concept Review - T7-0434 and -0435 – A-1 – land division for creation of a new 6.8-acre parcel – Discussion only.** Discussion regarding creating a new lot and how to address the other parcels that do not front a public street occurred. A poll was taken in favor of the new lot and to consolidate all remaining lots into one lot. No other action taken.
13. **Shipping Containers/Accessory Structures. Discussion and possible action.** Attorney Andringa summarized the proposed draft ordinance to regulate shipping and box containers in the various zoning districts. This proposed draft ordinance will be discussed at the August Town Board meeting for their input and will be back at the August 30th Park and Planning Meeting. No further action taken.
14. **Zoning Administrator’s Report** Micech reported there was a request for rezoning seven (7) lots on Sherman Road east of Elm Road that will be discussed at the next meeting. A question was made regarding the business located at the southeastern corner of Maple Road and County NN appears to be vacant. Micech reported that he was contacted by an interested buyer that was looking to run a machine shop type business at this location.
15. **Correspondence and announcement** – none
16. **Adjournment of Parks and Planning Commission** – Motion by A. Johnson, seconded by Jones to adjourn at 8:44 pm. Motion carried, 8-0

Respectfully submitted,

Jim Micech

Jim Micech, Zoning Administrator

Approved: August 30, 2023