

**TOWN OF PRIMROSE
PLANNING COMMISSION
MONDAY, January 23rd, 2017 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

MINUTES

1. Call to Order: David Cordray called the meeting to order at 7:31pm. Present also were Martha Gibson, Gretchen Hayward, Jerry Judd, and Steven Flach.

Reading and Approval of Minutes. Martha moved to approve the minutes from November 2015. Gretchen seconded. Motion passed 5-0.

2. Donald Beghin: Discussion and possible action regarding rezoning of parcel 0507-042-8590-7 on Colby Road from A1(ex) to RH1 for the purposes of resale.

Mr. Beghin presented his application for rezoning the parcel. He stated that the parcel has always been in woods, and that it is part of an original farm of 148 acres, with 4 splits. 3 builds have been exhausted. His son hopes to buy the rezoned buildable site, plus 40 acres. The Planning Commission agreed that a site visit was in order, and a driveway layout could be looked at simultaneously. A site visit was set for 9am on Saturday, January 28th.

3. Mike Jelle: Discussion and possible action regarding application for CUP at 425 Peerless Road, parcel 0507-264-8001-0.

Chairman Cordray read the 6 conditions of the Dane County Ordinance regarding granting Conditional Use Permits. He also highlighted points from the DC Agricultural Plan. The County sent a list of standard conditions that generally satisfy the needs in similar cases (exhibit B).

Mr. Jelle presented his draft plan and application (exhibit C), including his response to each of the requirements as set forth by the County. The County provided a template, used by some towns as a guide to restricting hours of operation, as being 7:30 am to 6:30pm Monday through Friday, and 8am to 12 on Saturday. This may vary with emergency repairs and seasonally. Activities to be limited to repair and operation of agricultural vehicles.

Dave Garfoot, 8670 Garfoot Drive: Pointed out that a CUP is granted by the County on advice from the Township, with conditions applied as agreed upon at the Town level. He proposed that the conditions not be overly restrictive so as to prohibit Jelle Repair from continuing their business, as he felt the business was an asset to the Town.

Steve Halverson, County Highway 92: He stated that their current operations fulfill the requirements of the County.

Jeff Judd, Highway G: Mr. Judd questioned the restriction of number of non-family employees. Martha explained that the single unrelated employee was in order to fit a type of CUP available with the County.

John Judd: 8970 Highway JG Mt H. Asked that the Town not overly-limit the activities of Jelle Repair shop, and that they are an asset to the community.

Clerk Hansen read 3 letters of concerned citizens, one of which was anonymous.

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Steve Halverson felt that the letters did not ask for anything that the Jelle's were either not already doing or are willing to do.

Tara Rindy: Stated that she has lived across the road for years and that Peerless has always been an agricultural community. She also questioned the lighting restrictions. Dave Cordray allowed that the lights had been there prior to the repair business and should not be restricted.

Mr. Jelle stated that he has pick-up receipts for safe disposal of all waste products, and that they are handled according to law. He stated that he is in compliance with safety regulations and is inspected annually.

It was questioned what is the difference between Jelle Repair noise and the noise of Hanna Brothers or other farmers working at night? Jerry Judd responded that the Town has a standard letter warning new residents that this is a farming community and one must expect the sounds and smells generated by field work and barn management.

Martha reported that similar townships have imposed much stricter hours of operation on repair shops, and that the limitations proposed by the letters of complaint are more forgiving. Dave Cordray saw no reason to restrict hours of indoor (shop) work.

Mr. Jelle agreed to address the emergency plan criteria by developing a plan with the Fire Department and Wisconsin Environmental Agency or like.

David Cordray, 473 Peerless Road (recused): He stated that noise is amplified by the valley. His primary concerns were emergency response plan, hazardous materials handling, and that the hours be reasonably restricted.

Martha asked if Mike would be satisfied with a family-sized business, and he stated that he was. The business will be restricted to .55 acres out of 90 acres, and have normal business deliveries within standard business hours.

Martha moved to approve the conditional use permit for Jelle Repair LLC, having the following conditions:

1. Emergency Response plan
2. Proof of correct hazardous waste disposal to be brought before the Town Board
3. Outdoor operation hours of 7:00am to 6:00pm (exceptions for emergency repairs) for Monday through Friday.
4. No limitations on indoor shop work hours
5. The operation, including outbuildings, be confined the .55 acres of the total 90 acres, surveyed off as shown on Exhibit A
6. The operation be restricted to a family business
7. The operation is not transferrable upon sale of business, and will be subject to review in 3 years.

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Jerry seconded the motion. Motion passed 4-0, David Cordray having abstained.

4. Discussion and possible action regarding building application procedure for sheds.

Martha proposed that if a shed is not on agricultural land, is 600 square feet or less and in the original building footprint, it can go directly to the Town Board and not have to come before the Planning Commission first. Gretchen seconded the motion. Motion passed 5-0.

5. Public Comments, only agenda items may have action taken.

Florence requested that the letter regarding farming community noise and smells be posted on the website, and be widely available. David requested that the letter be reviewed prior to posting.

6. Items for next month's meeting: Letter of Farming Community Conditions

7. Adjournment: Martha moved to adjourn at 9:48. Gretchen seconded. Motion passed 5-0.

Posted January 24th, 2017

Minutes taken by R. Hansen, clerk

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