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Dennis Cashman – Chairman
Julie Koenig - Clerk

PLANNING COMMISSION

Minutes from Thursday, August 16, 2017

Bob Coenen called the meeting to order at the Rockland Town Hall at 7:00 p.m. Julie Koenig verified that the meeting was properly noticed. Justin Samuels, Terry Vertz, Lee Anderson, Glen Schwalbach, Vicky Van Vonderen and Mike Wier were present. Bob Gerbers, Supervisor Meeuwssen, Chairman Dennis Cashman and co-petitioners Mr. and Mrs. Tyler Nackers were also present. Chairman Coenen read the agenda.

APPROVAL OF MINUTES from May 4th, and August 3rd, 2017

Motion made by Chairman Coenen to approve the minutes of May 4th, 2017 Planning Commission Meeting. 2nd by Lee Anderson, motion carries.

Motion made by Chairman Coenen to approve the minutes of the August 3rd, 2017 Planning Commission Meeting. 2nd by Terry Vertz, motion carries.

REZONING REQUEST FROM TYLER NACKERS, OWNER, TO REZONE PARCEL R-279 FROM ESTATE RESIDENTIAL (ER-10) 11.018 ACRES IN SIZE TO AGRICULTURAL BUSINESS (AB).

Chairman Coenen asked questions about the request and the use of the property. All setbacks would be met. Nothing will be taller than the silo, the parking lot will be gravel. Any signs to advertise the facility will require a permit which will be obtained through Bob Gerbers.

The property will be fenced with 9500' of new vinyl fencing. Mr. Nackers indicated that the DNR had approved him and inferred that he did not need to be concerned with local ordinances. He also indicated that his approval from the DNR and Farm Services could be renewed for up to five years.

Conversation turned to the number of animals Mr. Nackers intends to keep on the property. He indicated 30-40 horses, potentially 20 cattle, and 20-40 hogs. He has received a beginning farmer loan through the FSA, and they require a minimum number of animals on the property; in fact they would like him to have more. The planning commission discussion turned to Farmland Preservation indicating that was the only way to not need to be in compliance with the Rockland Animal Ordinance.

Mr. Nackers has a contract with a landscaper to have manure hauled off the property once a month. The Planning Commission detailed their concerns relating to the animal droppings and the collection of animal waste. Because the property lies between two residential areas which will continue to grow, this use could cause potential issues with neighbors.

Mr. Nackers indicated the Farm Services Plan is 850 pages and that if there is anything the Planning Commission requires, they just need to ask for it and those pages will be sent. Since this was done by federal review, it was asked if the state had done anything with the plan. Mr. Gerbers indicated that the same guy that's been working with Ben Everson's land had approved the initial use. The Planning Commission would like that approval in writing since they don't yet have it. Mr. Nackers indicated that he had already invested \$150,000 into his project and that he cannot reverse direction at this point. He requested the planning commission discuss the situation with Brad Englebert of the Manitowoc office FSA, and ask him for documentation.

At this point, it was suggested that the best bet for Mr. Nackers would be to not proceed with the zoning and instead apply for a Conditional Use permit to exceed the number of head of cattle for his parcel.

Brown County may not yet have replaced Aaron Schuette, but asking the County for help may also be an option.

The list of items the Planning Commission would like to see from Mr. Nackers includes the following:

- Contour lines on a topographical map
- Erosion control plan
- A definition of his business purpose, business plan for growth
- Storm water plan, water distribution plan, and required DNR approval
- Manure plan/storage system
- Explore potential to see if he can get put into Farmland Preservation
- Signature on the Land Conservation 850 FSA form.

At that point, it was determined that the topic would be tabled until such time as the required information was provided.

PUBLIC INPUT

None

ANNOUNCEMENTS AND DISTRIBUTION, IF ANY

Ryan Kusow applied for a Conditional Use permit to construct a pond on parcel. R-440-23, (ER-5), 6.46 acres in size located at 5477 Goldust Drive. Packets were distributed to all in attendance. He will be on the agenda for Wednesday, September 5, 2017.

SET MEETING DATES

The Planning Commission set the next meeting for Wednesday, September 6th, 7:00 pm.

ADJOURNMENT

M/M Vicky Van Vonderen by to adjourn the meeting at 8:11 p.m.; seconded by Lee Anderson.
Motion carried.

All minutes have been taken truthfully and honestly and to the best of my knowledge and ability.

Julie Koenig, Secretary

Minutes approved as written/with corrections (**strike one**) by the Rockland Planning Commission on September 6, 2017.

Bob Coenen, Planning Commission Chairman