

**MINUTES OF THE December 6, 2021  
PLANNING AND ZONING WORKSHOP**

The Planning and Zoning Workshop was called to order by Chairman Al Stenerson at approximately 6:30 p.m. Members present were Sandra Gollither, Eric Youngbauer, Bryan Frank and Howard Schwartz. Also present: Supervisor I Mike Pollack, Zoning Administrator Tom Versteegen and Clerk as acting Secretary Susan Snyder.

The first actionable item of business was to review the Minutes from the November 1, 2021 Planning and Zoning Meeting. (**Motion Youngbauer/Schwartz**) to approve. **CARRIED.**

The committee reviewed the Building Permits and Building Registrations received to date. Zoning Administrator Versteegen said a recent Building Registration form was received for a barn remodel costing \$300,000, asking at what point does it become a house? He went on to mention that with the Towns current process, there are no inspections for remodels, even at this cost, whereas if it were under Building Permits and was a new home, an inspection would be required. Eric Youngbauer added that not only was he not aware the town has been operating in this capacity for building permits and building registrations, he found it a step backward and questioned the legality of the process. It was explained that when this process started, it was found that Towns do not require a building inspector/permit for every process outside of new home construction.

Zoning Administrator Versteegen explained the options submitted by Mr. Vrhonick for the proposed land split up for discussion at this point in time. Tom explained this was changed from Agricultural to Residential a while back with the intent of splitting. In an effort to avoid additional survey's, the committee reviewed the proposed maps and agreed version 3 the best choice. The CSM is expected at the January committee workshop.

**Motion (Youngbauer/Gollither)** to adjourn until January 3, 2022 at 6:30. **CARRIED.**

Respectfully Submitted,  
Susan M. Snyder  
Secretary to Planning & Zoning