



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

MINUTES OF THE March 7, 2022 PUBLIC HEARING & PLANNING AND ZONING WORKSHOP

The **Public Hearing** was called to order by Chairman Al Stenerson at 6:30 p.m. Members present: Eric Youngbauer, Jim Chitwood, Howard Schwartz, Bryan Frank, Sandra Gollhofer and Tracy Kollack. Also present: Supervisor I Mike Pollack, Zoning Administrator Tom Versteegen and P&Z Secretary Susan Snyder.

The public hearing was opened to discussion with no expressed concerns or questions on the first matter for action as follows:

Motion (Youngbauer/Gollhofer) to approve and move forward to the Board Werner Rezone application to rezone Agricultural to Residential parcel(s) 004-0320 & 004-0331 for purposes of building a new home. **CARRIED**

Chairman Stenerson opened the meeting for discussion with Zoning Administrator Tom Versteegen providing a brief summary of the Aylah rezone request and the intended use of the land located at 3691 Fond du Lac Road to house storage facilities. Also present to answer questions, owner/builder Jerry Vanlanen. Numerous residents voiced their concerns about lighting, light pollution, fencing, water runoff, security, drainage, possible previous land contamination, and traffic concerns. Randy and Janice Poublon expressed opposition and suggested a variance be issued and if approved, an 8 ft fence to stop the dumping on their land, security, lighting and a drainage plan. Zoning Administrator Versteegen advised there will be a Conditional Use Permit Public Hearing in April and plans must be submitted prior. Jerry Vanlanen addressed all concerns, offering to meet with neighboring home owners and providing his cell phone number.

Motion (Youngbauer/Chitwood) to approve and move forward to the Board Aylah Vaughn Homes LLC Rezone application of parcel #004-0045 to change zoning from B2 to B3 for proposed storage unit development. **CARRIED**.

Motion (Schwartz/Youngbauer) to adjourn Public Hearing at 7:15p.m. **CARRIED**

WORKSHOP

Chairman Stenerson called to order the March Planning & Zoning Committee Workshop at approximately 7:30p.m. Members present listed above.

Motion (Youngbauer/Frank) to approve the February 7, 2022 P&Z Public Hearing and Workshop minutes. **CARRIED**.

Motion (Youngbauer/Chitwood) to approve the Town Road Standards Ordinance and move to a Public Hearing on April 6, 2022. **CARRIED**.

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The Lippold Public Hearing documents from Winnebago County was discussed by all committee members. The listing of concerns to be considered by the Board and noted as Town Findings for Conditional Use Permit application are: 1) Note this is mostly a residential area 2) make mention of how small this parcel is for such a business operation and because of this 3) recommend no more than 5 vehicles to be parked outside of the building at one time, including employees. Note: This is similar to what was done with Gonzales property.

The committee agreed to hold the April workshop with Public Hearing on April 6, 2022 due to the Election on April 5, 2022. The Public Hearings to include the Land Ordinance Revision (Road Standards) and Aylah Vaughn Homes LLC/Jared Van Lanen Conditional Use Permit application, both with Publications.

Motion (Youngbauer/Golliher) to adjourn until April 6, 2022. CARRIED

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