



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

MINUTES OF THE April 6, 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 Gollither and Tracy Kollack. Also present: Zoning Administrator Tom Verstegen, Town attorney Alex Ackerman and P&Z Secretary Susan Snyder.

The public hearing was opened to discussion with the first matter of action being the Aylah Homes Conditional Use permit application. Numerous people were in attendance and several provided feedback regarding concerns about water, flooding, debris on property, erosion control, fencing, lighting, trespassing and security. Property owner Jerry VanLanen addressed the matters of concern stating they have planned and submitted documents pertaining to management of storm events to include a pond, stormwater drainage plan and the recently issued erosion control permit detailing their plans. The recent 5 or more test pits concluded no contamination on the property. During discussion and feedback from several town residents, attorney Ackerman reminded those present the statute states substantial evidence, more than mere speculation and hearsay must be presented and the Planning and Zoning Commission is there to make recommendations to the Board based on evidence. Owner VanLanen added there will be a 24 camera system installed with staffing present on premises 5 days per week. Attorney Ackerman advised B3 zoning does not limit the number of principle uses on the lot as long as it fits in the current zoning which it does so there are no limitations. Chairman Stenerson said the necessary documentation and plans to address lighting, water runoff, landscaping and erosion control are included in the site plans which will be attached to the CUP. If trespassing occurs, the committee will revisit the matter. Tracy Kollack suggested including the condition that should any problems on the property arise, they must be cured within 30 days, Attorney Ackerman advised that is also a part of the boilerplate contract language.

Owner VanLanen explained the site will be a constant build and the retention pond will be first. The question was asked about limitation on hours of use being of concern and what may take place within a storage unit such as vehicle repairs. Owner VanLanen explained working on vehicles is not permitted under any circumstances and he is requesting the added condition of no unit rummage sales.

Motion (Chitwood/Gollither) recommendation to approve and forward to the Board Aylah Homes Conditional Use Permit with conditions of lighting spillage limited to site plan, water run-off managed by ditch catch basins and if not, the committee will revisit, the site plan will be followed and attached to CUP, any trespassing will be revisited by committee if/when it happens, landscaping will be followed according to site plan, problems that arise will be addressed within 30 days, no rummage sales allowed on property. **CARRIED.**

The second item for discussion is the adoption of Amendments to the Town of Black Wolf Subdivision and Plotting Ordinance concerning Road Specifications and Standards. A question on the attached table was addressed by attorney Ackerman who advised the table will be disallowed

Office: 920.688.1404

www.townofblackwolf.com

email: info@townofblackwolf.com

and the remainder of the specifications will be deferred to the town Engineer.

Motion (Youngbauer/Schwartz) recommended to approve and move forward to the Board.
CARRIED

Motion (Youngbauer/Chitwood) to adjourn Public Hearing at 8:01p.m. **CARRIED**

WORKSHOP

Chairman Stenerson called to order the April Planning & Zoning Committee Workshop at approximately 8:01 p.m. Members present listed above.

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

Motion (Youngbauer/Frank) to adjourn until May 2, 2022. **CARRIED**

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