**COMMITTEE:** PUBLIC HEARING – ZONING MEETING

**DATE:** THURSDAY, OCTOBER 13, 2022—ELLIOT AND AMANDA KADOW

**TIME:** 4:30 PM

**PLACE:** FOREST COUNTY BOARD ROOM

**­­­­­­­­­­­­­­­­­­­­­­­CALL TO ORDER**

The hearing was called to order by Ron Karl at 4:30 p.m.

**ROLL CALL**

The roll was called, present were Ron Karl, Mike Miller, Brian Piasini, Lloyd Fulcer and Scott Goode.

Others present: Jeannie Fannin, Zoning Administrator, and Sandy Beauchaine.

Members of the public included Jim Bradley, Lynne Black, Jean Tauer, Gerald Wolf, Fred Colburn, Jason Headson, Karen Ellis, and Richard Stelloh.

**APPROVAL OF AGENDA**

Motion to approve the agenda by Mike Miller, second by Brian Piasini. All present voting (AYE). Motion carried.

**CONFIRM COMPLIANCE WITH OPEN MEETING REQUIREMENTS**

The confirmation of compliance was given by Jeannie Fannin (Zoning Administrator). Neighbors within 500 feet from the property were notified by mail, Public Hearing posted at Courthouse on the east and west side of building, and a notification was emailed to the Forest Republican. Notice was also posted on the Forest County website.

**INFORM THE PUBLIC OF HEARING PROCEDURES (TIME FOR EACH SPEAKER)**

Ron Karl informed the public that each speaker would be allowed 5 minutes.

**OPEN THE PUBLIC HEARING**

Motion to open the public hearing made by Scott Goode, second by Lloyd Fulcer, all in favor, motion approved.

**READING OF THE APPLICATION**

The application and notice were read by Jeannie Fannin.

**STAFF REPORT**

Fannin gave a report regarding zoning regulations and districts. She also explained Wisconsin 2017 Act 67 in regards to Conditional Use Permits.

**COMMENTS FROM THE PUBLIC**

Karen Ellis stated that she felt that if the Conditional Use Permit was issued it would cause a decline in life style. She stated she felt it would hinder her peace and quiet in her retirement.

Jean Tauer stated she was worried about safety as she cares for her elderly mother and they are alone. She stated she is worried about who would have access to this building.

Fred Colburn stated he felt that the run off from this building would cause pollution in Pine Lake. He was also concerned with what people would be storing in this building.

Gerald Wolf spoke regarding commercial versus residential use, safety and property values. He also presented a signature page of neighboring property owners that signed on to his letter.

There were other emails from Daniel Hegland and Ann Stelloh against the approval of this permit.

**APPLICANTS PRESENTATION**

Elliot Kadow spoke regarding his application. He stated he had been asked by multiple people about storing boats during the winter months. He thought this was a better idea than to have everything stored outside. He stated he intends to be a good neighbor and doesn’t want to cause concern for anyone. He plans to have the doors for this building face away from the south lot line. He wants to build a 42 x 140 building.

**COMMENTS FROM THE TOWN**

Fannin stated she had received a telephone call from the Town of Hiles asking questions regarding this proposed storage building. She stated the Town’s official statement was “no opinion”.

**FINAL QUESTIONS FROM THE COMMITTEE**

Lloyd Fulcer asked why Mr. and Mrs. Kadow chose this property. Mr. Kadow stated he owns property directly to the west and that this property came up for sale.

**MOTION TO CLOSE THE PUBLIC HEARING**

Motion by Mike Miller to close the public hearing, second by Lloyd Fulcer. All present voting (AYE). Motion carried.

**DISCUSSION AND ACTION ON APPLICATION:**

Motion by Mike Miller to approve the request for a Conditional Use permit by Elliot and Amada Kadow – Storage Units, E. Pine Lake Rd., Town of Hiles, with the following conditions:

* Operating hours of 7 a.m. to 9 p.m.
* No outside storage
* Procure a driveway permit (if required from the Town)
* Any signs for this property shall be on the building
* If land disturbance of over an acre a DNR Stormwater permit shall be obtained.
* No rummage sales on the premises
* No business to be run out of the units
* Lighting for safety on the building but directed away from neighboring properties
* Vegetative buffer between building and road
* Traffic area large enough to accommodate trucks and trailer without trespassing on neighboring properties.
* All water run off to be kept on this property and not towards neighboring property.

second by Scott Goode. All present voting (AYE). Motion carried.

**ADJOURN**

Motion to adjourn by Mike Miller, second by Brian Piasini. All present voting (AYE). Motion carried. Meeting adjourned at 4:45 p.m.

These minutes are not official and are subject to change. They will be officially approved at the next scheduled Zoning meeting.