

## Town of Gibson Plan Commission Meeting 8-13-2025 Minutes

Meeting was called to order at 6:30 PM at the Town Hall by Chairman Argall.

Members in attendance are: Leigh Coenen, Sydney Herman, John Rabitz, David Derosier, and Christa Steeber; absent was Scott Chalupny, A quorum was present.

Public present: Joe, Gina, and Kyle Kurscheidt

A motion by L. Coenen to approve the meeting minutes from July 24, 2025 and seconded by D. Derosier. All members voted aye, motion passed.

A motion by D. Derosier to approve the agenda and seconded by S. Herman. All members voted aye.

Chairman D. Argall then opened the discussion regarding the application from J. Kurscheidt owner of property at 1132 Hillview Road for a variance request.

The application was reviewed and discussed. The 3 requirements pertaining to unnecessary hardship, unnecessary burden or reasonable use, and the protection of public interest were reviewed and discussed pertaining to the variance request.

The variance request met these requirements based on the following information brought out in the discussion/review:

1. Unnecessary hardship due to strict enforcement of the ordinance: The property is a 30 acre parcel zoned as exclusive agriculture. A lot size of 4.2 acres was surveyed out which includes the existing barn, 2 sheds, a proposed new shed and a proposed house. The remaining acreage, 25.8 acres, will eventually be sold to his son. The acreage will be used to pasteurize beef cattle. The hardship occurs as the "standard lot size" for EA is 20 acres. With the lot size of 4.2 acres, this only allows for up to 1 animal per acre or 4 animals total. In addition, the barn is located within the 4 acres and if more than 4 animals were housed, a violation of the ordinance would occur. A variance to the ordinance is needed to allow for more than 4 beef cattle
2. Do unique physical characteristics prevent compliance with the ordinance: Yes, as mentioned above, the barn that will be used to house the beef cattle and provide the protection from adverse weather conditions is located within the 4.2 acre lot size and prohibits the owner from not being allowed to raise more than 4 beef cattle. This prevents the owner from using the entire property for a permitted purpose: pasteurizing more than 4 beef cattle.

3. Is there harm to public interest: There is no safety impact to the public. The surrounding land is basically zoned as agricultural use and rural residential. The land is made up of rolling hills and a small acreage of woods.

Once the discussion, with no more questions asked, was completed, Chairman D. Argall asked for a motion to either approve or disapprove the request for a variance. D. Derosier made a motion to approve the request for a variance for Joe Kurscheidt at the property located at 1132 Hillview Road. A second was made by S. Herman. All members voted aye, motion to approve the variance was passed.

Potential meeting dates, if required were approved for August 18, 19, and 28.

Motion to adjourn was made by L. Coenen; seconded by J. Rabitz. All members voted aye, motion passed.

Respectively submitted

D. Argall Chairman