

Joint Planning Commission/Board of Adjustments Meeting Minutes

Meeting held Oct 15th 2024

Meeting was called to order at 6:00PM by Chairman Tony Spranger

Followed by the pledge of allegiance and a moment of silence for Tony Ruesch who passed away on Oct. 8th 2024. Thank you Tony for your dedication and service to The Town of Sigel. 25 years as Town Clerk and 10 years as Town Chairmen.

Members present: Tony Spranger, Chuck Tesnow, Chastity Altman, Dennis Slattery, Ron Hilgart, John Peckham, Larry Scholze, Mike Schwake, Jason Zellner, Cindy Pelot, Steve Altmann, Dennis Hall all present

Also present: Dick Goodwin, Sandy Nieman, and Tom Nieman

Agenda: Discussion/Informational meeting to collaborate on how new zoning ordinance effects the town and its residents.

Page 22, 3.9, #2 Existing Lot Use; 3.10, #1 Existing Conditions and Page 23, 3.1, #2 Repair

Discussion and Interpretation. How these sections should have and will be interpreted in the future using example case (4H building permit). Also, a discussion if state statute 62.23 (7) (ab) (hb) (hc) supersedes these sections. Possible amendment to our ordinance. Letter to be written the lawyer asking supersedes question(s).

Page 67, #1 Under Commercial District, Club or Lodge; Page 71, 4.08, #3, (H) Under Agricultural District Club or Lodge

Discussion how these sections should have and will be interrupted in the future using example case (4H building).

Page 66 & 67, #3, (F) Under Residential, Minimal Lot Area Per Family

Discussion about how it was agreed to be 1 acre in residential district at the draft meetings. Questions whether it was missed in the drafts, a typo, and ultimately missed in the 30-day posting prior to zoning ordinance approval by the town board. Possible amendment to our ordinance. Will discussion if other amendments are recommended.

Page 70, 4.08, #2, (D) 660ft

Explained that it is the distance measured from the closest corners of the residence to the purposed residence building site at a right angle to the center line of the road. The distance between to right angles on the road must be over 660 ft.

Question asked what is the process to make amendments to zoning ordinance. Sandy explained the same process as adopting the entire zoning ordinance originally.

Page 18, 3.02 Permits

Comment about a trailer that had a variance for substandard lot and set back. Also, that they have decided not to replace trailer now. Discussion about weather that variance was still honorable or not.

Page 70, 3, (Q) Deer and Elk Farming

Discussion weather this should or should not need a conditional use. Discussion leaned toward leaving it in.

Question was asked how we are preventing residences from getting a building permit for a structure and ultimately using it as a residence. Tony explained the new building permit forms have been revised with a check box to prevent this from happening and ultimately giving the town a course of action if it does.

Page 70, (C)

Discussed the three considerations when approving a variance. Neighbors are not a consideration however are notified within a 1000ft of any variance, conditional use, and/or zoning change. Public interest however is. This section was used as an example of the difference between the two.

Solar discussion

Discussion about when solar is town actionable (permitting) and when it is not.

Mobile town discussion

Can I put up a mobile tower on my land. Referred the tower regulations in the ordinance and the condition use ordinance for his zoning district.

Sandy Nieman advised everyone to throw away drafts prior to the new zoning ordinance adoption.

Dennis Hall made a motion to adjourn, Mike Schwake seconded

Adjourned at 8:01pm

Minutes submitted by Chastity Altman, Secretary