

Village of North Freedom  
Planning and Zoning Committee Meeting Minutes  
September 7, 2023

**Call Meeting to Order:** Chairperson Randy Braun called the meeting to order at 5:01 P.M.

**Roll Call:** Chairperson Randy Braun, Member Hayden Breunig, Member Lori Hehenberger, and Member Scott Steinhorst present in person.  
1 vacant Member position.

**Others Present:** Clerk/Treasurer (C/T) Nicki Breunig, Residents in the audience: Andy Dear, Ron Kruchten, Becky Maas, Bob & Liz Schultz, Ann Tauber, Brian Vertein, Timothy Blauert, Rick Bell, John Nawor present in person & Mary-Beth Nawor via Zoom.

**\*NEW BUSINESS\***

**1. Discuss/Update/Possible Action – Re-Zoning Application for Parcel #161-0299-00000 Located at 105 Draper Street in the Village of North Freedom:** Chair Braun opened up the floor for public comment.

Brian Vertein opposed developing the property. Didn't understand the reason for rezoning. Noted concern for flooding and history. Homeowner John Nawor introduced himself and their plan of the property and noted the background for the rezoning petition. Rick Bell spoke and talked about future if property remained R-2. Noted concern for roads for Fire/EMS. Ron Kruchten spoke with opposing rezoning. Noted concerns for increased traffic. Kids in area. Strangers. Liz Schultz spoke on their parcel in Village is R-2. Also wanting to look into AirBNB potential for their property. Noted lots of regulations that could be placed on the reservations I.E., age requirement, etc. John Nawor spoke again stating did not want adverse impact on the community. Company they would be working with does extensive background checks and would be managed. C/T noted that State law allows homeowners to vacation rental their properties for 7-29 days and municipalities cannot enforce or enact an Ordinance to restrict that. Becky Maas noted concern that Rick Bell presented to her that easements and roads would need to change, would it change, answer was no. Chair Braun confirmed Fire/EMS services can get access property. C/T spoke with Village Attorney on said subject. John Nawor stated that they would only allow minimum 7-day stays – County requirement as well. Took a 5 or so minute "recess" to research information to confirm. Rick Bell also presented a list of persons who also opposed rezoning. Consensus of Committee that because the stays are already at a minimum of 7 days, no need to rezone. If stays are less than 7 days, the Nawor's would be subject to zoning violations.

**Adjournment:** Chair Braun adjourned the meeting with a motion presented by Steinhorst/Hehenberger at 5:33 P.M.