

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**SUMMARY MINUTES - MONDAY, May 16, 2016 - 6:00 p.m.**

**Ives Grove Office Complex Auditorium
14200 Washington Avenue, Sturtevant, WI 53177**

Committee present: David Cooke, Mark Gleason, Bob Grove, Tom Hincz, Monte Osterman,
Tom Pringle, Tom Roanhouse

Youth in Governance
Representatives: Abram Fabela, Alice Pennings

Staff present: Brian Jensen, Development Services Superintendent
Rhonda McCormick, Staff Secretary

Chairman Cooke called the May 16, 2016, Racine County Economic Development and Land Use Planning Committee Public Hearing and Committee meeting to order at 6:00 p.m. He introduced the Committee and staff and explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

PUBLIC HEARING

1. John & Jaime Dechamps, Owners Conditional Use to park two vehicles of a commercial nature (2 plumbing vans); storage of construction equipment (skid-steer and mini-excavator); and storage of miscellaneous plumbing tools and materials in an existing pole barn; 4720 West 6 ½ Mile Road, Sec. 11, T4N, R21E, **Town of Raymond** (PIN 012042111004000)
- 6:03
6:27

Brian Jensen reviewed the petition and public hearing testimony using text and maps. Sec. 20-1226 of the Racine County Code of Ordinances allows indoor parking of two commercial vehicles. Outside storage of materials and displays are not allowed.

John and Jaime DeChamps, the owners, were present and answered questions from the committee.

SPEAKING IN FAVOR

Ron Buckner, a neighbor, was present and spoke in favor of the petition.

STAFF RECOMMENDATION(S)

Based on submitted plans, staff recommends approval of the petition. Commercial vehicles must be parked inside and outside storage of items associated with the business are not permitted.

DECISION

GROVE MOVED, seconded by Pringle, to approve the petition, as this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality, or property values in the county and it's communities. This use appears to be permitted by underlying zoning and based on other things going on in the area, the proposed use appears "to fit" with the uses in the district.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 7/0

2. Andrew & Mary Delimat, Owners
6:09
6:29

Rezone ±27.31 acres of property from B-3 Commercial Service District and A-3 General Farming District III to A-2 General Farming and Residential District II; 8427 Big Bend Road, Sec. 1, T4N, R19E, **Town of Waterford** (PINs 016041901034000 & 016041901034001)

For informational purposes only: The purpose of this rezoning is to allow future use of the property as a single-family residence with a mini-farm. A variance was granted by the Racine Co Board of Adjustment on April 5, 2016, to allow the creation of a parcel with insufficient width at the building setback line, and the property driveway will traverse multiple zoning districts.

Jensen reviewed the petition and public hearing testimony using text and maps. The Racine County Zoning Board of Adjustment (BOA) approved the land division at their April 5, 2016, public hearing. If approved, one single-family residence is allowed on Lot 2 for the proposed lot configuration.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the rezoning is consistent with the existing 2035 Comprehensive Plan; is compatible with surrounding zoning and uses; and, the Racine County BOA approved the land division at their April 5, 2016, public hearing. The Town of Waterford has indicated they will support approval of this request.

DECISION

HINZ MOVED, seconded by Pringle, to approve the petition, as this rezoning is consistent with the existing 2035 Comprehensive Plan and is compatible with surrounding zoning and uses. This is not an illegal spot zoning and will not solely benefit the owner.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 7/0

3. Review, discussion and possible recommendation on an ordinance to amend Sec. 20-1018, Pet and Animal Regulations, Chapter 20, Zoning, of the Racine County Code of Ordinances
6:20
6:33
(Regarding beekeeping in residentially-zoned areas)

The committee has been discussing this item for almost a year. Draft ordinances have been written and reviewed. The Racine-Kenosha Beekeepers Association also consulted with staff in writing the regulation. After further research, staff proposes that beekeeping practices be regulated at the local level.

If approved, Section 20-1018 will be amended to read as follows:

Except for the commercial raising, propagation, boarding, or butchering of animals or fowl, which are conditional uses, any restriction of the number and type of animals and pets permitted within a particular

district shall be the responsibility of the local town boards. This includes beekeeping in districts zoned residential.

SPEAKING IN FAVOR

Sam Stratton, Town of Dover Supervisor, was present and spoke in favor of amending the ordinance.

STAFF RECOMMENDATION(S)

Staff recommends approval of the ordinance amendment as written.

DECISION

OSTERMAN MOVED, seconded by Pringle, to forward an ordinance to the County Board of Supervisors to amend Sec. 20-1018, Pet and Animal Regulations, Chapter 20, Zoning, of the Racine County Code of Ordinances, with a recommendation of approval.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 7/0

4. Review, discussion and possible recommendation on an ordinance to repeal and re-create Sec. 20-1226(14), Chapter 20, Zoning, of the Racine County Code of Ordinances
6:23
6:35 (Regarding off-road trails and tracks for motorized vehicles)

Under direction from the committee, staff has re-evaluated the section of the ordinance that allows off-road tracks in A-2 zoned areas. When an off-road track petition is placed on an agenda, the auditorium in which the petition is being heard is filled with people who live in the immediate area and do not wish to live near a track for off-road motorized vehicles. The biggest concerns expressed by residents are always noise and how the use affects the rural character of the area. Of the many applications that have come before the committee, only two have been approved with conditions severely restricting the use. Instead of giving people false hopes regarding these types of tracks, staff recommends amending the ordinance to remove ATU and off road vehicle use in the A-2 District, but allow it as a conditional use in B-3, B-5 and P-2 districts.

If approved, Section 20-1226(14)a.b.c.d. will be repealed and re-created to read as follows:

- (14) Motorized off-road vehicles and trails as a conditional use in the B-3, B-5 and P-2 Districts. Off-road trails intended for any and all self-propelled two-, three-, or four wheeled recreational vehicles and any that have ground contact and are equipped with a saddle for the use of the operator, including, but not limited to motorized scooters, mini-bikes, motorcycles, ATVs, UTVs, snowmobiles and off-road vehicles. This regulation does not apply to same type of vehicles used strictly for agricultural, governmental, emergency or utility purposes, which would be allowed in all zoning districts without permits.

STAFF RECOMMENDATION(S)

Staff recommends approval of the draft amendment language and forwarding an ordinance to the County Board of Supervisors.

DECISION

GROVE MOVED, seconded by Pringle, to forward an ordinance to the County Board of Supervisors to repeal and re-create Sec. 20-1226(14), Chapter 20, Zoning, of the Racine County Code of Ordinances, with a recommendation for approval.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 7/0

6:36 **OSTERMAN MOVED, seconded by Pringle**, to close the public hearing portion of the meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 7/0

COMMITTEE MEETING

PLEASE NOTE: While the following agenda items are up for discussion and action before the Committee and the Committee may ask questions of the petitioners or affected neighbors, this portion of the agenda is a committee meeting and not a public hearing, and public hearing testimony may not be taken. All are welcome to attend.

1. Decision on preceding petitions
2. Review, discussion & possible approval of the April 18, 2016, summary minutes.

DECISION

GROVE MOVED, seconded by Pringle, to approve the April 18, 2016, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 7/0

3. James & Barbara Dailey
6:37 John & Susan Donovan
6:39 Temporary Use Unclassified, Unspecified Uses for the "M.A.D. Dash", a one-day (August 6, 2016) charity, "fun-run" team event to help bring awareness to the cause of the M. A. Dailey Foundation and raise money for future kids' events; located in the A-2 General Farming and Residential District II; 3940 & 3868 80th Street; Sections 28 & 30, Town 4 North, Range 21 East, **Town of Raymond** (Parcel Id Nos. 012042128-025030 & -025010)

Jensen reviewed the petition using text and slides. This request first appeared before the committee last year. There were no complaints and no issues with the local or county police departments.

James Dailey, the applicant, was present and gave a brief overview of the event to the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as submitted; however, staff proposes to modify the permit process. If future events are similar in size and location, it is recommended that staff be allowed to issue an over-the-counter permit and bypass appearance by the petitioner before the committee. If the event should significantly change, then the applicant will need to appear before the committee.

DECISION

PRINGLE MOVED, seconded by Hincz, to approve the petition.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 7/0

4. Review, discussion & possible action on Report No. 2016-10 by the County Executive reappointing
6:42 Don Charlier and David Hendrix as full members of the Racine County Zoning Board of Adjustment

PRINGLE MOVED, seconded by Grove, to forward Report No. 2016-10 to the Racine County Board of Supervisors, recommending confirmation of the reappointments to the Zoning Board of Adjustment.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 7/0

5. Review, discussion & possible action on Report No. 2016-12 by the County Executive making
6:42 reappointments to the U.W. Extension Education Committee

PRINGLE MOVED, seconded by Grove, to forward Report No. 2016-12 to the Racine County Board of Supervisors, recommending confirmation of the reappointments to the U.W. Extension Education Committee.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 7/0

6. Review, discussion & possible action on Report No. 2016-15 by the County Executive making a
6:44 reappointment to the Western Racine County Sewerage District Commission

PRINGLE MOVED, seconded by Roanhouse, to forward Report No. 2016-15 to the Racine County Board of Supervisors, recommending confirmation of the reappointment to the Western Racine County Sewerage District Commission.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 7/0

7. Review, discussion & possible action on referrals from the Racine County Board of Supervisors
6:45

GROVE MOVED, seconded by Pringle, to receive and file a Public Notice of an Air Pollution Permit Application Review for Kestrel Hawk Recycling and Disposal Facility located at 1989 Oakes Road, Racine WI, from the Department of Natural Resources.

Motion carried unanimously. VOTE: 7/0

8. Other business as authorized by law
6:46

The new Youth in Governance representatives, Alice Pennings and Abram Fabela, gave a brief introduction of themselves to the committee.

There will not be a meeting on June 6, 2016. If the need arises, a special meeting may be scheduled on a date to be determined. The June 20, 2016, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

9. Adjourn
6:47

There being no further business, **PRINGLE MOVED, seconded by Hincz,** to adjourn at 6:47p.m.

Motion carried unanimously. VOTE: 7/0