

Farmington Plan Commission Minutes
Wednesday, February 1, at 9:00 a.m.
E913 Prairie View Ln
Waupaca, WI 54981
www.farmington-waupaca.com

Jack Fulcher presided. Call to order at 9:00 a.m. The opening statement was given. Notices were properly published and posted.

Roll Call: Jack Fulcher-Chair, Caroline Murphy-Town Board, Craig Nelson-Town Board, Robert Karpinski, Thomas Hanson and Eugene Engebretson were present. Also present were Commission Secretary Kathy Kasza; Town Supervisor Phil Durrant; Seth Hollman, applicant; Ryan Brown, Waupaca County Planning & Zoning Director; Brian Haase, Waupaca County Conservationist; and 5 citizens.

Approve Agenda: Motion by Caroline Murphy, seconded by Thomas Hanson, to approve the amended agenda. Motion carried by unanimous voice vote.

Approve Minutes: Motion by Robert Karpinski, seconded by Eugene Engebretson to approve the minutes of November 16, 2022, meeting. Motion carried by unanimous voice vote.

New Business:

- 1) Conditional Use Permit application for Seth Hollman property (parcel #05 36 41 1) at County Rd K. in AWT (Agriculture & Woodland Transition) on approximately 24.74 acres for establishing main location for Green Boyz lawn service operation to include storing top soil, mulch and other landscaping materials, with future construction of more buildings for storage of mowing and landscaping items. According to Section 6.10(3) (for contractor shop) and 6.7(4) (for on-site agricultural retail) and Table 5 of the Waupaca County Zoning Ordinance, this request requires a Conditional Use Permit.**

The applicant, Seth Hollman, E2106 Larson Rd, addressed the commission. He stated that he wants to move his landscaping business to the property purchased at County Road K and State Road 22 (parcel 05 36 41 1). This property is in an Agriculture & Woodland Transition) AWT zoning and would require a conditional use permit to allow for the operation of the landscaping business according to Section 6.10(3) (contractor shop) and 6.7(4) (on-site agricultural retail) and Table 5 of the Waupaca County Zoning Ordinance. The applicant wants to construct several buildings on the southeast section of the property which abuts the residential properties on that side. Commissioner Murphy requested information from the Waupaca County representatives regarding the storage of chemicals, manure and mulch and the possible impact on the water table in the area. The applicant stated that there would not be any bulk storage of manure and/or chemicals without the proper storage facility being constructed. He stated that the business is inspected by the

State of WI as a condition of his business license. Commissioner Engebretson asked why the area closest to the residential properties was selected instead of the western part of the site. The applicant stated that he was looking at the possibility of selling that part of the site as he has had offers to purchase. James and Cindy Miller, N2595 Cambria Ln addressed the commission with their concerns of the location of the buildings on the proposed site plan. They do not want to see these buildings from their backyard and the possibility of light pollution, noise, and a detraction to the sale ability of their property if the buildings are constructed as proposed. Ryan Brown, Waupaca County Planning & Zoning Director, provided the process for the conditional use permit from the County perspective and the options available to the commission and the residents regarding the placement of the buildings on the lot. The Commission requested the applicant provide the following items:

- A new site plan based on the discussion at the meeting and concerns from the residents present, for the February 20, 2023 Town Board meeting.
- New site plan to show location of future buildings placed north of the main building.
- New site plan to show details of tree screening along southern land border.

This conditional use permit is only for the applicant's use and is not transferable with the property.

It was moved by Robert Karpinski, seconded by Craig Nelson to approve the Conditional Use Permit application for Seth Hollman property (parcel #05 36 41 1) at County Rd K. in AWT (Agriculture & Woodland Transition) on approximately 24.74 acres for establishing main location for Green Boyz operation to include storing top soil, mulch and other landscaping materials, with future construction of more buildings for storage of mowing and landscaping items According to Section 6.10(3) (for contractor shop) and 6.7(4) (for on-site agricultural retail) and Table 5 of the Waupaca County Zoning Ordinance, with the presentation of a new site plan to the town board; the new site plan includes placement of future buildings north of the main building; and new site plan to show details of tree screening along southern land border; to be recommended to the Town Board for approval, if provided, at the February 20, 2023 meeting. Motion carried by unanimous voice vote.

2) Recommendation for new member to replace Phil Durrant.

It was brought to the commission that Phil Durrant will be running for the Town Supervisor II position on the Spring Election, and will need to be replaced. Commissioner Engebretson stated that Dennis Trinrud, E1583 Larson Rd, was interested in being on the commission. Other residents from the previous request for commissioners were: Steven Rawson, N3049 Crestwood Dr, and Richard Kasza, E704 Golke Rd. The commission did a ballot vote.

The results to recommend to the town board were: Dennis Trinrud – 3 votes; Steve Rawson – 2 votes; Richard Kaza – 0 votes. One ballot was blank.

It was recommended that the Town Board appoint, Dennis Trinrud, E1583 Larson Rd, to the Plan Commission.

3) Discussion of designating specific day on calendar for Plan Commission meetings.

This item was placed on the agenda to set a specific day of the month for the plan commission to meet. Commission Clerk Kasza explained that having a set date allows for the Waupaca County Planning & Zoning Department to let applicants know when they are on the town agenda; it gives staff time to publish and notify the public about items on the agenda; and aligns with the schedule of the Town Board meeting.

It was recommended that the Plan Commission have a regularly scheduled meeting on the first Wednesday of the month at 9:00 am.

Adjournment: A motion by Robert Karpinski, seconded by Craig Nelson to adjourn. Motion carried by unanimous voice vote to adjourn at 10:20 a.m.

Respectfully Submitted,
Kathy Kasza, Commission Secretary

Posted February 6, 2023

At Farmington Town Hall & Website www.farmington-waupaca.com and
www.farmingtonwi.com