

Farmington Plan Commission Minutes
Wednesday, June 1, 2022, at 8:30 a.m.
E913 Prairie View Ln
Waupaca, WI 54981
www.farmington-waupaca.com

Jack Fulcher presided. Call to order at 8:32 a.m. The opening statement was given. Notices were properly published and posted.

Roll Call: Jack Fulcher-Chair, Phil Durrant, Caroline Murphy-Town Board, Craig Nelson-Town Board were present. Robert Karpinski, Monica Sperl, and David Thoe were absent. Also present was Commission Secretary Kathy Kasza, and Michael Lewis.

Approve Agenda: Motion by Phil Durrant, seconded by Craig Nelson, to approve the agenda. Motion carried by unanimous voice vote.

Approve Minutes: Motion by Craig Nelson, seconded by Phil Durrant to approve the minutes of May 4, 2022, meeting. Motion carried by unanimous voice vote.

It was moved by Phil Durrant, seconded by Craig Nelson, to recess at 8:40 am to allow for the applicant to appear for the next item. Motion carried.

It was moved by Caroline Murphy, seconded by Jack Fulcher to reconvene at 8:50 am. Motion carried.

New Business:

1. **Resolution 6/1/22(2022) Approving an Amendment to the Comprehensive Plan for the Town of Farmington to change land use designation for parcel #05 27 14 6 from Agriculture Retention (AR) to Rural Commercial – Neighborhood (RC-N) at N3185 Butts Drive for purposes of adding retail, food service and serving/selling alcohol at their campground.**

The applicant, Michael Lewis, N3185 Butts Drive, reviewed the request to allow for commercial use. Deerhaven Campground is requesting the change to allow for the construction of a camp store to sell supplies, concessions and packaged beer and fermented malt beverages to its on-premises customers. The Lewis' property is currently zoned Agriculture Retention (AR) and requires that the zoning be changed to Rural Commercial-Neighborhood (RC-N), which will allow the food and retail sales on the property. Phil Durrant asked about the limitation of selling only during the seasonal operations of the campground. The applicant responded that the operation of the store would only be during April to October, weather dependent. It was noted that the applicant has applied for a Class A Beer license, which allows for only the sale of packaged goods and not on-site consumption. Caroline Murphy asked about lighting within the premises. The applicant responded that the only lighting is the current streetlights and on the bathhouse; the retail building will have lights and security cameras.

It was moved by Phil Durrant, seconded by Craig Nelson, to approve Resolution 6/1/22(2022) Approving an Amendment to the Comprehensive Plan for the Town of Farmington to change land use designation for parcel #05 27 14 6 from Agriculture Retention (AR) to Rural Commercial – Neighborhood (RC-N) at N3185 Butts Drive for purposes of adding retail, food service and serving/selling alcohol at their campground. Motion carried by unanimous roll call vote.

2. Zoning map amendment from Agriculture Retention (AR) to Rural Commercial – Neighborhood (RC-N) at N3185 Butts Drive, Parcel #05 27 14 6, for purposes of adding retail, food service and serving/selling alcohol at their campground.

It was moved by Phil Durrant, seconded by Craig Nelson to approve the Zoning map amendment from Agriculture Retention (AR) to Rural Commercial – Neighborhood (RC-N) at N3185 Butts Drive, Parcel #05 27 14 6, for purposes of adding retail, food service and serving/selling alcohol at their campground and recommend to the Town Board for approval. Motion carried by unanimous roll call vote.

A Public Hearing is scheduled for Monday July 18, 2022, at 6:00 pm prior to the Town Board Meeting. Notices will be mailed to the surrounding property owners and others as required for the matter, as well as publication of the notice.

3. Commission Member Replacement

Caroline Murphy contacted David Thoe since he has not attended the past meetings of the commission. In the past three years he has only attended six (6) meetings of the last 21 meetings held. Nominations were requested from the commission members present.

It was moved by Phil Durrant, seconded by Jack Fulcher, to nominate Eugene Engebretsen, E1898 Larson Road, to the commission for board approval. Motion carried unanimously.

Adjournment: A motion by Caroline Murphy, seconded by Phil Durrant to adjourn. Motion carried by unanimous voice vote to adjourn at 9:03 a.m.

Respectfully Submitted,
Kathy Kasza, Commission Secretary

Posted June 1, 2022

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