

Farmington Plan Commission Minutes
Wednesday, July 6, 2022, 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, Phil Durrant, Caroline Murphy-Town Board, Craig Nelson-Town Board, Robert Karpinski, Monica Sperl, and Eugene Engebretson were present. Also present was Commission Secretary Kathy Kasza, Patrick Wood-applicant, Tara Clinton-applicant, and 2 citizens.

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

Approve Minutes: Motion by Robert Karpinski, seconded by Craig Nelson to approve the minutes of June 1, 2022, meeting. Motion carried by unanimous voice vote.

New Business:

1) Zoning Map Amendment application for the Patrick Wood property (parcel # 05 26 43 5) at N2919 County Rd QQ) from Rural Commercial-Neighborhood (RC-N) to Hamlet for potential sale. Forward decision to Town Board for their July 18, 2022 meeting

Caroline Murphy informed the Plan Commission that in a discussion with the Waupaca County Planning and Zoning office, the area of County Road QQ will be looked at to change the zoning of the area to hamlet during their review of the Zoning Code later this year. The area of County Road QQ is a mixture of residential and commercial and would be better to re-zone the area to "Hamlet" to allow for the mixed use instead of each parcel coming to the Town for an amendment. This would eliminate the spot zoning changes currently happening with the area. However, this would not be completed until sometime next year.

The applicant, Patrick Wood, addressed the commission with the request to rezone to allow for the property to be more marketable. Since COVID his business has changed to a remote working environment and is no longer cost effective for the business to have a physical location. He currently does not have a buyer for the property but would like to have the flexibility to market the property as either residential or commercial.

It was moved by Robert Karpinski, seconded by Monica Sperl to approve the Zoning Map Amendment application for the Patrick Wood property (parcel # 05 26 43 5) at N2919 County Rd QQ) from Rural Commercial-Neighborhood (RC-N) to Hamlet for potential sale, and recommend to the Town Board for approval at the July 18, 2022 meeting. Motion carried by unanimous voice vote.

2) Conditional Use Permit application for Tara Clinton property (parcel # 05 32 71 2) at E722 Golke Rd to place a recreational vehicle more than thirty days in AWT (Agriculture & Woodland Transition) on approximately 5.25 acres. According to Section 6.5(13)(c) Temporary Occupancy of Recreational Vehicle and Table 5 of the Waupaca County Zoning Ordinance, this request requires a Conditional Use Permit.

The applicant, Tara Clinton, presented the reason behind the request to extend use of the recreational vehicle on the property located at E722 Golke Rd. She indicated that she plans to build a shed with a living quarter sometime in the future but does not have an exact timeline. Right now, she is requesting the time from May 1st to September 30th to be on the property. She has a contractor installing a septic system around August this year. The concrete slab and small storage shed will be built this year but would not be parking the recreational vehicle until next year.

Phil Durrant requested that a sunset date to the permit and Caroline Murphy added that other communities had 2-year reviews to make sure the conditions were being met.

Richard Kasza, E704 Golke Rd, stated he had no issues with the request to extend the timeframe.

The commission discussed various conditions to be applicable to the request.

It was moved by Phil Durrant, seconded by Robert Karpinski to recommend approval to the Town Board at the July 18th meeting, the Conditional Use Permit application for Tara Clinton, property located at E722 Golke Rd, parcel 05 32 71 2, with the following conditions: The permit is limited to five (5) years and must be reviewed every two (2) years for compliance with the Plan Commission; there may only be one (1) recreational vehicle parked on the property at a time; the recreational vehicle must be for personal use only; a certified septic system must be installed prior to occupancy of the site; the permit is seasonal and only for use during May 1st and September 30th each year; and this permit and its conditions are only for parcel 05 32 71 2 and no other parcel. Motion carried by unanimous roll call vote.

Adjournment: A motion by Phil Durrant, seconded by Robert Karpinski to adjourn. Motion carried by unanimous voice vote to adjourn at 9:30 a.m.

Respectfully Submitted,
Kathy Kasza, Commission Secretary

Posted July 7, 2022
At Farmington Town Hall & Website www.farmington-waupaca.com