

MINUTES

Byron Town Hall

Monday, December 7, 2020, 7:00 p.m.

Plan Commission Public Hearing
Lerch/Neitzel Rezoning Application
N2764 State Hwy 175

Roll Call: Steve Wessing, Bob Geiger, George Trewin, Katie Trewin, Randy Faber, Tom Kelroy

Call to Order: Steve Wessing called the meeting to order.

Confirm Posting: confirmed that the meeting had been publicly posted and read the legal notice outloud.

Purpose: Steve Wessing announced that the purpose of the meeting was to deliberate on the re-zoning of the property above from Farmland Preservation to General Agricultural and to then take that action to the Town Board. Steve read aloud the 4 Standards for Rezoning.

Discussion

- a) Randy Faber and Bob Geiger both spoke on Standard 1 for re-zoning and noted that the lot in question is best suited for farmland preservation.
- b) Surveyor Jeff Buztke explained that normally for a property, if it is 1/20 of the total acreage, it could be converted with a conditional use permit. Since the lot in question is 7.7 acres and larger than that 1/20 of the total acreage of the property it is wishing to be re-zoned to general agriculture.
- c) Tom Kelroy noted that the lot created at this size makes sense since it is a clean cut from the lot to the North and Hwy Y to the south. Katie Trewin asked the intention of the land under general agriculture and it was noted that it will continue to be farmed. The board agreed that under the circumstances with the location of this lot, it makes sense to go through this re-zoning process. Making the lot smaller to adhere to the 1/20 policy would leave an awkward 1.5 or so acre lot on the corner of Hwy Y and Hwy 175.
- d) The planning commission noted that under General Agriculture there are many possibilities as to what can be done with the property. It was recognized that if something else was constructed in the future, it would require a meeting with the board of appeals.

Action

Steve proposed action for recommendation to Town of Byron Town Board on re-zoning the Lerch/Neitzel property from Farmland Preservation to General Agriculture.

Motion: (Kelroy, G. Trewin)

Adjournment : Steve Wessing called for a motion to adjourn the meeting. **Motion: (Geiger, G. Trewin)** Meeting adjourned at 7:35 p.m.

