

TOWN OF BYRON

Plan Commission
Ervin Kraft Rezoning
N3097 River Road
March 29, 2021 7:00 p.m.
Byron Town Hall

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

Public Present: Tim Hackbarth, Charles Kraft, Jeff Butzke, Bob Simon, Dustin Westphal

Call to Order: Steve Wessing called the meeting to order at 7:00 p.m.

Confirm Posting: Steve confirmed that the meeting had been publicly posted March 15th and the 22nd, and read the legal notice out loud.

Purpose: Dividing the land into two separate lots for a family member to move into the house.

Discussion: Jeff was present to represent the Kraft family. Jeff stated that the house will be lived in by Karen Kraft. The outlot with the shed will remain farmland preservation and it is noted that nobody may take residence on that lot. He also stated that all the setbacks are met.

Steve noted that there are 4 questions we need to answer when rezoning from farmland preservation to residential. The standards for rezoning were listed on the agenda and Steve read each one aloud and the commission offered up discussion.

Based on the standards for rezoning: Bob stated that with a house on the lot it is not suitable to farm on. Steve also noted that there is a mound and sanitary covers on the lot, which would be difficult to change. It was noted that the zoning was consistent with the comprehensive plan. Steve noted that it is better suited to be residential given the structures on the lot. The Plan Commission collectively thought that the re-zone was consistent with the farmland preservation plan. Jeff also noted that the lot is not getting in the way of the cultivation line as noted on the CSM. Aaron noted that it is a corner lot. To make it agricultural you would need to remove the house and other structures.

Public Comments: Charles Kraft from the audience spoke on the matter. He is planning on keeping the shed and an acre. If he wanted to sell his lot and she wanted to sell the house in the future it would be brought back together and potentially zoned as one lot.

Tom Kelroy questioned the distance between the shed and the property line with the house. Jeff noted that he will verify the setback to the shed prior to the approval of the CSM.

Action: Tom made a motion to recommend to the Town of Byron Town Board to approve the rezoning of the lot from farmland preservation to residential. George seconded. No opposition. Motion carried.

Adjournment: Aaron made motion to adjourn. Bob seconded.

Meeting was adjourned at 7:11 pm.