

**MINUTES OF
GREEN COUNTY BOARD OF ADJUSTMENT**

1. CALL TO ORDER AND ROLL CALL

The Board of Adjustment met in the County Board Room of the Green County Courthouse in Monroe on Wednesday, February 16, 2022. At 7:00 p.m., the meeting was called to order by Chairman Fahey. Roll call was taken and present were Cal Wasserstrass, Ken Clark, Joni Waelchli-Buehl (alternate/did not vote), Wayne Dieckhoff and Larry Eakins. Also present were Adam Wiegel, Zoning Administrator and Sara Patterson, Zoning Technician.

2. CONSIDER THE MINUTES OF THE PREVIOUS MEETING

Motion by Dieckhoff, seconded by Wasserstrass to approve the minutes of the January 19, 2022 meeting. The motion carried by unanimous voice vote.

3. VIRTUAL SITE VISIT(S)

A. Mark Hawthorn, landowner; located near W5390 Fairview Road, section 14, Town of Washington.

Application to amend an existing for a conditional use permit for the operation of a repair shop.

B. Hanly Roxanne H Holdings LLC, landowner; located at N3201 Crazy Horse Lane, section 26, Town of Decatur.

Application to amend an existing conditional use permit for the operation of a campground. Application for the operation of a campground within the yard setback requirements to allow camping activity 5' to the property line vs county code minimum of 254' and to allow camping activity 5' to the right of way line of Crazy Horse Lane vs County Code minimum of 127'.

4. SCHEDULE NEXT MONTH'S MEETING AND HEARING DATES

Virtual site visits/Public hearings –Wednesday, March 16, 2022, at 7:00 p.m. County Boardroom

5. CONDUCT HEARING(S)

A. At 7:30 p.m. Fahey called the HAWTHORN public hearing to order stating that the purpose was to consider application 2022-043 to amend an existing Conditional Use Permit for Mark Hawthorn, landowner for the operation of a repair shop. The land is zoned agricultural and is located near W5390 Fairview Road, section 14, Town of Washington. Roll call of the parties of interest was taken and present were Colton Ploessl; representing the landowner and Eldon Gossen, Town of Washington. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2022-043. After hearing all testimony and evidence presented at the public hearing, Clark made a motion that was seconded by Wasserstrass to approve the conditional use permit with the following amendments and conditions:

1. Hours of operation Monday-Friday 8 am-10 pm, Saturday and Sunday 9 am to 10 pm. All work being completed inside;
2. No repair business only selling and storing tires and rims;
3. Building 44x60, 20x60 lean to, 16X16 office, limit to 4,300 square feet total;
4. Letter to local fire department with copy to Green County Zoning;
5. Simi trailers loading/unloading tires/rims-NO loading or unloading on the road way; and
6. Dumpster onsite.

Roll call on the motion was as follows Dieckhoff, aye, Clark, aye, Eakins, aye and Wasserstrass, aye. The motion carried. Motion by Wasserstrass, second by Eakins to recess the public hearing. The motion carried.

B. At 8:00 p.m. Fahey called the HANLY ROXANNE H HOLDINGS, LLC public hearing to order stating that the purpose was to consider applications 2022-044 and 2022-045. The Conditional Use Permit is to amend an existing conditional use permit for Hanly Roxanne Holdings, LLC, landowners for the operation of a campground. The variance request is for the operation of a campground within the yard setback requirements of code section 4-3-3-6:B.1 to allow camping activity 5 feet to the property line vs County Code minimum of 254' and to allow camping activity 5' to the right of way line vs County Code minimum of 127'. The land is zoned agricultural and is located at N3201 Crazy Horse Lane, section 26, Town of Decatur. Roll call of the parties of interest was taken and present were Scott Anderson, representing the landowner; Allen Schneider, Town of Decatur and Meichtry Park Road Farm, LLC. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2022-044 and 045. After hearing all testimony and evidence presented at the public hearing, Wasserstrass made a motion that was seconded by Clark to approve the conditional use permit with the following amendments and conditions:

1. Maximum of 18 mobile home sites;
2. Septic systems be in compliance with County Code;
3. Fence installed on (tx parcel number 12-664.2) on western border;
4. No Fireworks allowed ever;
5. No ATV's/snowmobiles in operation in park;
6. Letter to fire department stating intension sent to Zoning; and
7. In compliance with proposed expansion plans stated 197 existing sites with 47 new sites.

Roll call on the motion was as follows Dieckhoff, aye, Clark, aye, Eakins, aye and Wasserstrass, aye. The motion carried. After hearing all testimony and evidence presented at the public hearing, Clark made a motion that was seconded by Dieckhoff to approve a 50 feet variance (allowing camping activity setback 50 feet from the lot line in the newly approved area) to the east and north lot lines and 5 feet (allowing camping activity setback 5 feet from the right of way line) from the right of way line of crazy horse lane on for the new addition and a variance on the west and south property lines of 10 feet(allowing camping activity setback 10 feet from the lot line) to on the existing campground. Roll call on the motion was as follows Dieckhoff, aye, Clark, aye, Eakins, aye and Wasserstrass, aye. The motion carried. Motion by Eakins, second by Wasserstrass to recess the public hearing. The motion carried.

6. ADJOURNMENT

Motion by Eakins, seconded by Wasserstrass to adjourn. The motion carried by unanimous voice vote.

Larry Eakins
Secretary

Adam M. Wiegel
Acting Secretary