

**MINUTES OF  
GREEN COUNTY BOARD OF ADJUSTMENT**

1. CALL TO ORDER AND ROLL CALL

The Board of Adjustment met in the County Boardroom of the Green County Courthouse in Monroe on Wednesday, March 17, 2021. At 7:00 p.m., the meeting was called to order by Vice-Chairman Wasserstrass. Roll call was taken and present were Cal Wasserstrass, Ken Clark, Wayne Dieckhoff, Larry Eakins and Joni Waelchi-Buehl. Also present were Adam Wiegel, Zoning Administrator.

2. CONSIDER THE MINUTES OF THE PREVIOUS MEETING(S)

Motion by Eakins seconded by Clark to approve the minutes of the November 19, 2020 meeting. The motion carried by unanimous voice vote.

3. SCHEDULE NEXT MONTH'S MEETING AND HEARING DATES

Virtual site visits/Public hearings – Wednesday, April 21, 2021 at 7:00 p.m. County Boardroom

4. LEGAL UPDATES

Wiegel informed the Board that the Judge Vale ruled against the BOA in the Schumacher case.

5. DISCUSSION AND POSSIBLE ACTION IN REGARD TO THE FOLLOWING ANNUAL INSPECTIONS CONDUCTED BY THE ZONING DEPARTMENT:

A. Lincoln's Double G Concrete, LLC, N4797 Middle Juda Road, Section 6, Town of Jefferson  
Inspection of conditional use permit #2017-075 for the operation of a concrete business to dispose of dirt, gravel and old concrete as fill.

B. Eric Becker, W944 Town Center Road, Section 15, Town of Spring Grove  
Inspection of conditional use permit #2000-219 for the operation of a custom welding business.

C. Charles Menehan, N3054 Park Road, Section 27, Town of Decatur  
Inspection of conditional use permit #1999-258 for the operation of an air conditioning and refrigeration business.

D. Dennis & Jill Crouch, N6899 Little Sugar River, Section 10, Town of Washington  
Inspection of conditional use permit #1996-311 for the operation of a dog kennel.

E. Buck Guthrie, W9141 Highway 81, Section 5, Town of Jordan  
Inspection of conditional use permit #2004-041 for the operation of a toy train barn, outdoor miniature railroad rides, homemade crafts, Guthrie's Memorials and tourist information.

G. Tom Saunders, West of County D, Section 26, Town of Exeter  
Inspection of conditional use permit #1997-337 for the operation of a limestone quarry.

L. Randall Dreger, N8731 County E, Section 15, Town of Brooklyn  
Inspection of conditional use permit #1996-283 for the operation of a motor vehicle repair and wholesale business.

Wiegel gave the Board a summary of the inspections done by the Zoning Department. Motion by Clark, seconded Dieckhoff to approve the annual inspections. The motion carried by unanimous voice vote.

6. VIRTUAL SITE VISIT(S)

A. Mary Raber, landowners, located at N3839 County E, section 14, Town of Decatur.  
Application for a conditional use permit for the operation of a Greenhouse with retail sales.

B. Bradley and Catherine Timm, landowners, located at W5088 County P, section 36, Town of Clarno.

Application for a variance for the construction of steps in the setback area of County P 38' from the centerline vs county code minimum of 75'.

## 7. CONDUCT HEARING(S)

A. At 7:30 p.m. Wasserstrass called the RABER stating that the purpose was to consider application #2021-080 for the issuance of a conditional use permit for the operation of a greenhouse with retail sales. The land is zoned agricultural and is located at N3839 County E, section 14, Town of Decatur. Roll call of the parties of interest was taken and present were Mary Raber, landowner and Allen Schneider Town of Decatur. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared Public Hearings APP 2021-080. After hearing all testimony and evidence presented at the public hearing, Waelchi-Buehl made a motion that was seconded by Dieckhoff to approve the conditional use permit with the following conditions:

1. No parking on roadside;
2. Family employees only;
3. Restroom facilities on seasonal basis approved by Zoning Department;
4. No roadside displays;
5. Season of operation March 1 thru end of October;
6. 5,500 sq. ft. of greenhouse maximum;
7. Unload any trucks off of the road; and
8. Hours of operation 8 a.m. to sunset.

Roll call on the motion was as follows Waelchi-Buehl, aye, Clark, aye, Eakins aye and Dieckhoff, aye. The motion carried. Motion by Waelchi-Buehl, seconded by Clark to recess the public hearing the motion carried.

B. At 8:00 p.m. Wasserstrass called the TIMM public hearing to order stating that the purpose was to consider application number 2021-082 to consider a variance for the construction of steps in the setback area of County P, 38' from the centerline vs county code minimum of 75'. The land is zoned agricultural and is located at W5088 County P, section 36, Town of Clarno. Roll call of the parties of interest was taken and present were Bradley and Catherine Timm, landowners. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared/Public Hearings 2021-082. After hearing all testimony and evidence presented at the public hearing, Clark made a motion that was seconded by Waelchi-Buehl to approve the variance as requested. Roll call on the motion was as follows: Clark, aye, Dieckhoff, aye, Eakins, aye and Waelchi-Buehl, aye. The motion carried.

## 8. ADJOURNMENT

Motion by Clark, seconded by Waelchi-Buehl to adjourn. The motion carried by unanimous voice vote.

Larry Eakins  
Secretary

Adam M. Wiegel  
Acting Secretary