

**PLANNING & ZONING COMMITTEE MINUTES
MARCH 6, 2018**

PRESENT: Fred Teitgen, Kevin Kessler, Susanna Bradley, Harlan Baumgartner, John A. Stevenson

STAFF: John Bluemke – Director of Planning & Zoning, Randy Thompson – Planning & Zoning Administrator, Lauren Ramirez – Office Administrator

ALSO PRESENT: Jim Grothman – Grothman & Associates SC, Mary Cupery – Columbia County Board of Supervisors; Vern Gove, Chair – Columbia County Board of Supervisors

1:30

1. Call to order
2. Certification of Open Meeting Law
3. Roll Call was taken and a quorum declared present
4. Approval of Agenda

**Motion by Susanna Bradley to approve Agenda of March 6, 2018
Planning & Zoning Committee Regular Meeting & Public Hearing.
Seconded by John Stevenson.
Motion carried unanimously.**

5. Approval of Minutes

**Motion by Mr. Baumgartner to approve Minutes of January 2, 2018
Planning & Zoning Committee Regular Meeting & Public Hearing.
Seconded by Vice Chair Kessler.
Motion carried unanimously.**

6. Citizen Input

7. Preliminary Plat

- Fieldstone – Town of Fountain Prairie

**Motion by Harlan Baumgartner to recommend approval of a Preliminary Plat
of Ryan's Haven subject to the recommended Conditions:**

1. Dedication of land within the Plat used as County Highway D must be approved by the County Board prior to recording of the Final Plat.
2. Proposed street name of Fieldstone Plat must be approved by the Department.
3. A report is provided on potable water supplies for proposed private wells.

4. **A Soil and Site Evaluation Report conducted by a Certified Soil Tester is provided.**
5. **Lots served by private on-site waste water treatment system shall have information submitted demonstrating sufficient on-site sewage disposal area and suitability.**
6. **Developer obtains approval from the Town for all applicable Town ordinances, development agreements and plans.**
7. **Any changes to the layout of the Preliminary Plat that are the result of town agreements must be submitted to the County prior to the filing of the Final Plat.**
8. **Minutes of Town Board approval of the Final Plat and copies of all signed agreements approved by the Town must be filed with the County, and the Plat must be signed by the Town before submitting the Final Plat for County signatures.**

**Seconded by Vice Chair Kessler.
Motion carried unanimously.**

- **Ryan's Haven – Amend Decision – Town of West Point**

Motion by Vice Chair Kessler to approve Amended Decision of Ryan's Haven Preliminary Plat. Subject to the amended Conditions:

1. **Special restrictions required as part of the Development Plan be notes on the face of Plat under heading of "Special Development Restrictions".**
2. **Minutes of Town Board approval of the Final Plat and copies of all signed agreements approved by the Town must be submitted to County and the Plat must be signed by the Town of West Point prior to the Planning and Zoning Department signing the Plat.**

**Motion seconded by Susanna Bradley.
Motion carried unanimously.**

8. **Subdivision Variance**

- **Doherty – Town of Dekorra**

Motion by Vice Chair Kessler to recommend approval of an Access Variance for Lot 1, Lot 2 and Lot 3 to have no frontage on a public road subject to the following conditions:

A note being placed on the CSM that states, "The Planning and Zoning Committee approved a variance on 03/06/18 for Lot 1, Lot 2 and Lot 3 to have no frontage on a public road".

The variance will become effective when the Certified Survey Map is recorded.

**Seconded by Mr. Baumgartner.
Motion carried unanimously.**

- **Kvalo – Town of Lewiston**

Motion by Mr. Baumgartner to recommend approval of an Access Variance for Lot 1 and Lot 2 to have no frontage on a public road subject to the following conditions:

A note being placed on the CSM that states, "The Planning and Zoning Committee approved a variance on 03/06/18 for Lot 1 and Lot 2 to have no frontage on a public road".

The variance will become effective when the Certified Survey Map is recorded.

Seconded by Chair Tietgen.

Motion carried unanimously.

- Schoeppy LLC – Town of West Point

Motion by Vice Chair Kessler to recommend approval of an Access Variance for Lot 2 to have no frontage on a public road subject to the following conditions:

A note being placed on the CSM that states, "The Planning and Zoning Committee approved a variance on 03/06/18 for Lot 2 to have no frontage on a public road".

The variance will become effective when the Certified Survey Map is recorded.

Seconded by Mr. Stevenson.

Motion carried unanimously.

9. Town of Courtland Rezone

- Wiersma

Motion by Mr. Baumgartner to recommend Resolution to approve Town of Courtland Zoning Ordinance Amendment be presented to the Columbia County Board of Supervisors.

Seconded by Vice Chair Kessler.

Motion carried unanimously.

10. Site Plan Approval

- Gruenke – Town of Otsego

Motion by Mr. Baumgartner to approve Gruenke Site Plan.

Seconded by Mr. Stevenson.

Motion carried unanimously.

11. Annual Report

Mr. Bluemke reviewed the 2017 Annual Report.

Motion by Vice Chair Kessler to approve the 2017 Annual Report.

Seconded by Ms. Bradley.

Motion carried unanimously.

12. Department Report

a. Financial

- Out of County Travel

**Motion by Mr. Baumgartner to approve out of county travel.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

- Expenditure Report

**Motion by Vice Chair Kessler to approve Expenditure Report.
Seconded by Chair Teitgen.
Motion carried unanimously.**

b. Enforcement

- c. Petition for Rezone/Palmer Road Correction – Town of Springvale

**Motion by Vice Chair Kessler to approve Rezone/Palmer Road Correction
in the Town of Springvale.
Seconded by Mr. Baumgartner.
Motion carried unanimously.**

d. Ordinance Update

Site Visits (were not needed)

13. Public Hearing – 4:00PM

Item I- Conditional Use Permit – To operate indoor & outdoor retail sales and storage; MNM Acquisitions LLC, Petitioner & Applicant – Town of Arlington

Chair Teitgen opened Public Hearing.

Mr. Thompson presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Vice Chair Kessler questioned if Town of Arlington had a public hearing for this Conditional Use Permit.

Mr. Thompson and Mr. Stevenson answered yes, they did.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closed Public Hearing.

Motion by Ms. Bradley to approve a Conditional Use Permit to operate indoor and outdoor sales and storage located at N1558 Sunset Drive as proposed in the application and accompanying submittals, and subject to the following Findings,

Conclusions and Conditions of Approval.

Seconded by Mr. Stevenson.

Motion carried unanimously.

Findings of Fact:

1. **Upon review of the guidelines in Section 16-150-070(D) of the Columbia County Zoning Code, and with the explanation of the criteria in Exhibit A of the Staff Report, the Committee finds the following:**
 - a. **The establishment, maintenance or operation of the proposed use will not be detrimental to, or endanger the public health, safety or general welfare of the occupants of surrounding lands.**
 - b. **The use will be designed, constructed, operated and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity. Also, such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value or enjoyment of existing or future permitted uses in the area.**
 - c. **The erosion potential of site based on topography, drainage, slope, soil type and vegetative cover is minimal.**
 - d. **The prevention and control of water pollution, including sedimentation, and the potential impacts on floodplain and wetlands, will not be an issue. Drainage appears to flow towards a drainage easement area. A stormwater management plan will be required as part of the expansion project.**
 - e. **The site has adequate utilities including a private onsite waste system.**
 - f. **Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.**
 - g. **The conditional use shall conform to the standards of the applicable district(s) in which it is located.**

Conclusions of Law:

1. **The subject property is located in the Town of Arlington and is zoned C-3 Highway Interchange District, which District uses are stated in Section 16-115-020(1).**

2. MNM Acquisitions, LLC is requesting a Conditional Use Permit on lands they own, which petition followed the procedures of Section 16-150-070(C) of the Columbia County Zoning Code.
3. MNM Acquisitions, LLC is to operate a marine contracting business for indoor and outdoor display and sales and storage which is allowed as a Conditional Use Permit under Section 16-115-020(1) of the Columbia County Zoning Code.
4. The Arlington Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-150-070 of the Columbia County Zoning Code.
5. The Columbia County Planning and Zoning Committee has the authority under Section 16-150-030(B)(3) and Section 16-150-070 of the Columbia County Zoning Code to conduct public hearings, review and decide on requests for conditional use permits.

Conditions for the Decision:

1. Any agreement between the Town of Arlington and MNM Acquisitions, LLC is hereby incorporated by reference as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement, unless an individual point of agreement is specifically included below as a condition of approval. In the event that the Town submits a finding of noncompliance with any item of the above referenced agreement for which the County has not assumed direct enforcement authority, upon written request by the Town, the County reserves the right to review the Conditional Use Permit.
2. This Conditional Use Permit shall become effective upon approval of the Planning & Zoning Committee and obtaining all necessary permits.
3. Business operations on the property shall be limited to sales, service of new, repairable and consigned boat lifts, docks, pier accessories, swim rafts and related outdoor recreational equipment. The location of parking, storage of equipment, and the location of business operations including retail display, sales, service, and any future buildings, will be in the areas delineated on the approved Site Plan. All equipment and accessories to be displayed or kept in the display areas along State Hwy 60 as shown on the approved Site Plan, shall be available for purchase.
4. No more than 35 large new or used units (docks, boat lifts, etc.) and 14 small new or used units (for jet skis) offered for sale may be stored and displayed on the Property in the location shown on the approved site plan.
5. No more than 2 crane barges shall be stored outdoors behind the current building. Following construction of the new building, the crane barges shall be stored inside
6. No outdoor storage of customer boatlifts, piers, shore stations or other equipment or accessories not consigned for sale to Manke, shall be allowed at any time.
7. The location of screening, landscaping, retention areas and new fencing shall be delineated on the approved Site Plan, and as further supplemented as follows:
 - a. All grass areas used for display shall be maintained and mowed regularly.

- b. **A row of evergreens shall be planted and maintained as shown on the ‘Existing Conditions’ Site Plan or as approved by the Department by July 1st, 2018**
- c. **Upon application for the new proposed building, all fences, retention areas and landscaping will be installed per the approved ‘New Construction’ Site Plan within 3 months.**
8. **The equipment or materials to be stored outdoors shall be stored in the locations indicated on the approved Site Plans. At no time can the shoreline equipment when stacked exceed 15 ft. in height**
9. **Hours of operation are as follows: August 1 through February 28, Monday through Friday from 7:00 a.m. to 4:00 p.m. (and by weekend appointment); March 1 through July 31, Monday through Wednesday from 7:00 a.m. to 6:00 p.m., Thursday through Friday from 7:00 a.m. to 8:00 p.m. and Saturday through Sunday from 8:00 a.m. to 4:00 p.m.**
10. **All new lighting shall be oriented so that the lighting elements (or transparent shield) are not visible from an adjacent property or right-of-way. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.**
11. **Significant modifications to the approved Site Plan must be reviewed and approved by the town and the County.**
12. **The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.**
13. **The owner shall comply with, and obtain all necessary permits required by applicable federal, state and local regulations.**
14. **If the Planning and Zoning Committee finds that the review criteria of Section 16-150-070(D) of the Columbia County Zoning Code, or the Conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee after a public hearing, may revoke the Conditional Use Permit.**

Item II- Conditional use Permit – To operate a cold storage facility; Highway Storage LLC, Petitioner & Applicant - Town of Arlington

Chair Teitgen opened Public Hearing.

Mr. Thompson presented Staff Report.

Petitioner was present.

Jim Grothman and Petitioner explain possible modifications to the conditions to reflect Town’s conditions. He explained Petitioner has been attending Town’s meetings regarding the 3rd building and allowed uses.

Note: Building #3 is #1 in Jeff Clark’s write-up, and Building #1 is #2.

They are requesting to modify Condition #8- Town agreed to have 8 straight trucks allowed in front of buildings.

Mr. Bluemke stated Condition 8a can be changed.

Also Petitioner is requesting conditions be modified to reflect town conditions- still maintain trucks shall be allowed running more than 10 minutes on property.

Property owner questioned if refrigeration can run overnight.

Mr. Bluemke confirmed yes, and explained which buildings can have 2 amount of semis running overnight.

Vice Chair Kessler questioned if is this a time sensitive decision.

Mr. Bluemke confirmed yes- he wants to start building as soon as possible.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Motion by Vice Chair Kessler to approve the Conditional Use Permit for a Refrigeration Business in Building 1, and Cold Storage in buildings 2 and 3 all located at N9257 Old Highway 60 as proposed in the application and accompanying submittals, and subject to the following Findings, Conclusions and Conditions of Approval.

Seconded by Mr. Baumgartner.

Motion carried unanimously.

Findings of Fact:

1. Upon review of the guidelines in Section 16-150-070(D) of the Columbia County Zoning Code, and with the explanation of the criteria in Exhibit A of the Staff Report, the Committee finds the following:
 - a. The establishment, maintenance or operation of the proposed use will not be detrimental to, or endanger the public health, safety or general welfare of the occupants of surrounding lands.
 - b. The use will be designed, constructed, operated and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity. Also, such use will not change the essential character of the same area such that the use will substantially

impair or diminish the use, value or enjoyment of existing or future permitted uses in the area.

- c. The erosion potential of site based on topography, drainage, slope, soil type and vegetative cover is minimal.**
- d. The prevention and control of water pollution, including sedimentation, and the potential impacts on floodplain and wetlands, will not be an issue. A Stormwater basin has been installed to help control drainage.**
- e. The site has adequate utilities including a private onsite waste system.**
- f. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow. An easement to the south was granted for egress.**
- g. The conditional use shall conform to the standards of the applicable district(s) in which it is located.**

Conclusions of Law:

- 1. The subject property is located in the Town of Arlington and is zoned C-3 Highway Interchange District, which District uses are stated in Section 16-115-020(1).**
- 2. Highway Storage, LLC is requesting a Conditional Use Permit on lands they own, which petition followed the procedures of Section 16-150-070(C) of the Columbia County Zoning Code.**
- 3. Highway Storage, LLC is to operate a cold storage building and Refrigeration business which is allowed as a Conditional Use Permit under Section 16-115-020(1) of the Columbia County Zoning Code.**
- 4. The Arlington Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-150-070 of the Columbia County Zoning Code.**
- 5. The Columbia County Planning and Zoning Committee has the authority under Section 16-150-030(B)(3) and Section 16-150-070 of the Columbia County Zoning Code to conduct public hearings, review and decide on requests for conditional use permits.**

Conditions for the Decision:

- 1. This Conditional Use Permit replaces any previous Conditional Use Permits for a Refrigeration Business and Cold Storage or amended site plan.**
- 2. Any agreement between the Town of Arlington and Highway Storage LLC is hereby incorporated by reference as part of this Conditional Use Permit, however, the County is not responsible for enforcing said agreement, unless an individual point of agreement is specifically included below as a condition of approval. In the event that the Town submits a finding of noncompliance with any item of the above referenced agreement for which the County has not**

assumed direct enforcement authority, upon written request by the Town, the County reserves the right to review the Conditional Use Permit.

- 3. A Stormwater drainage plan must be approved by the Town of Arlington if determined to be necessary.**
- 4. Any amendments to the site plan shall be reviewed and approved by the Department with significant site plan changes or a change in use being referred to the Town for review and the Committee for action.**
- 5. New lighting for the facility shall be oriented so that the lighting element (or transparent shield) is not visible from the adjacent properties or the roads. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.**
- 6. Building #2 will continue be used for the cold storage business and Building 1 will continue to be for the refrigeration business. The proposed new building 3 will be used for cold storage.**
- 7. There shall be no storage of equipment or other material associated with the business outside of the buildings, unless it is in the areas indicated on the site plan and the material is totally screened from the view of adjoining properties and roads.**
- 8. All parking shall only be in the designated spaces as shown on the Site Plan and shall be further limited as follows:**
 - a. With respect to Building #3 (New Building), up to six (6) straight trucks, together with two (2) semi tractors/trailers, shall be allowed to run overnight (including compressors) provided they are backed up to Building #1, whether docked or not. Any additional truck parking in designated spaces along Building #3 shall not be allowed to run overnight, including compressors.**
 - b. With respect to Building #2, up to eight (8) straight trucks shall be allowed to run overnight (including compressors) provided they are backed up to Building #2, whether docked or not. Any additional truck parking in designated spaces along Building #2 shall not be allowed to run overnight, including compressors.**
 - c. Except as provide above, no vehicle of any type shall be allowed to run more than ten (10) minutes after 10:30 p.m. on the Property.**
- 9. The 8 feet in height of screening previously required to the left of the entrance will be replaced with trees and evergreens as shown on the site plan.**
- 10. Outdoor solid waste/recycling containers (dumpsters), shall be placed on a permanent hard surface, and shall be fully screened by an opaque fence or wall and gate to the west of building 3 as shown on the site plan.**
- 11. Signage is to be placed on the property directing trucks, customers and employees of exit only and entry points.**

12. **The location of screening, landscaping, and stormwater basins shall be installed and maintained as shown on the approved site plan. Upon application for the new proposed building the new landscaping will be installed within 3 months or as approved by the Zoning Administrator.**
13. **If the Planning and Zoning Committee finds that the review criteria of the Section 16-150-070(D) of the Columbia County Zoning Ordinance or the conditions within the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the Conditional Use Permit.**
14. **The owner shall comply with, and obtain all necessary permits required by applicable federal, state and local regulations.**

Item III- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Tyson Miller, Petitioner – Town of Arlington

Chair Teitgen opened Public Hearing.

Mr. Thompson presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Motion by Mr. Stevenson to approve rezoning of 5 acres from A-1 Agriculture to RR-1 Rural Residence and 30 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Ms. Bradley.

Motion carried unanimously.

Item IV- Zoning Change – A-1 Agriculture, A-1 Agriculture with A-4 Agricultural Overlay & A-2 General Agriculture to A-3 Business Agriculture, RR-1 Rural Residence, AO-1 Agriculture with Open Space with A-4 Agricultural; Sean & Trevor Doherty, Petitioners – Town of Dekorra

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

**Motion by Mr. Baumgartner to approve rezoning of 3.5 acres from A-1 Agriculture with A-4 Agricultural Overlay & A-2 General Agriculture to RR-1 Rural Residence; 10.26 acres from A-1 Agriculture & A-2 General Agriculture to A-3 Business Agriculture; and 74.57 acres from A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay to A-1 Agriculture and AO-1 & Open Space with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.
Seconded by Vice Chair Kessler.
Motion carried unanimously.**

Item V- Conditional Use Permit- To operate a contractor's shop; Sean & Trevor Doherty, Petitioners – Town of Dekorra

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

**Motion by Ms. Bradley to approve a Conditional Use Permit for a Contractor's Shop located on County Highway Q as proposed in the application and accompanying submittals, and subject to the following Findings, Conclusions and Conditions of Approval.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Recommended Findings of Fact:

- 1. Upon review of the guidelines in Section 16-150-070(D) of the Columbia County Zoning Code and with the explanation of the criteria in Exhibit A of the Staff Report the Committee finds the following:**

- a. **The establishment, maintenance or operation of the proposed use will not be detrimental to, or endanger the public health, safety or general welfare of the occupants of surrounding lands.**
- b. **The use will be designed, constructed, operated and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity. Also, such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value or enjoyment of existing or future permitted uses in the area.**
- c. **The erosion potential of site based on topography, drainage, slope, soil type and vegetative cover is minimal.**
- d. **The prevention and control of water pollution including sedimentation, and the potential impacts on floodplain and wetlands is not an issue as there are no mapped floodplain or wetlands.**
- e. **The site has adequate utilities including, if necessary, acceptable disposal systems.**
- f. **Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.**
- g. **The conditional use shall conform to the standards of the applicable district(s) in which it is located.**

Recommended Conclusions of Law:

1. **The subject property is located in the Town of Dekorra and will be zoned A-3 Agriculture Business District which District uses are stated in Section 16-105-020.**
2. **Sean Doherty is requesting a Conditional Use Permit on lands he owns, which request followed the procedures of Section 16-150-070(C). of the Columbia County Zoning Code.**
3. **Mr. Doherty is seeking to operate a contractor shop for Doherty Trucking and Excavating Inc., which is an excavation, trucking, landscaping and snow removal business that is allowed as a Conditional Use Permit under Section 16-105-020 of the Columbia County Zoning Code.**
4. **The Dekorra Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-105-070 of the Columbia County Zoning Code.**
5. **The Columbia County Planning and Zoning Committee has the authority under Section 16-150-030(B)(3) and Section 16-150-070 of the Columbia County Zoning Code to conduct public hearings, review and decide on requests for conditional use permits.**

Recommended Conditions for the Decision:

1. **Any agreement between the Town of Dekorra and Mr. Doherty is hereby incorporated by reference as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement, unless an individual point of agreement is specifically included below as a condition of approval. In the event that the Town submits a finding of noncompliance with any item of**

- the above referenced agreement for which the County has not assumed direct enforcement authority, upon written request by the Town, the County reserves the right to the review the Conditional Use Permit.
2. This Conditional Use Permit shall become effective when the new lot is rezoned to A-3 Agriculture Business, and the Department approves the Site Plan.
 3. The location of parking, storage of materials, machinery, and equipment; and the location of business operations such as screening, shredding and processing of dirt and loading of sand and gravel, will be in the areas delineated on the approved Site Plan. Processing and screening of black dirt, sand and gravel is allowed in the designated area on the Site Plan.
 4. The location of screening to include existing and new screening designed to limit visibility from public rights-of-way, will be as delineated on the approved Site Plan, and the screening must be maintained.
 5. Hours of operation:
 - a. General hours of operation will be from 6:30 am to 6:00 pm Monday through Friday and 6:30 am to 12:00 pm Saturday, and no work on Sunday.
 - b. The hours of operation may vary when responding to emergency situations such as but not limited to storm damage, erosion and flooding.
 - c. Incidental equipment repair, and pick up and return of work vehicles, may occur outside these hours.
 - d. Winter hours may vary depending upon the demand and necessity for snow removal and salting operations.
 - e. Processing/shredding of dirt, sand and gravel, and the loading and unloading of materials shall be limited to the hours of 7:00 am to 5:00 pm Monday through Friday, and 7:00 am to 12:00 pm Saturday.
 6. On site crushing of concrete is limited to once every two years, and only for a period of one week, with no limitation on hours. The owner shall notify the County Planning and Zoning Department and Town Clerk at least one week in advance of any such crushing operations.
 7. All new lighting shall be oriented so that the lighting elements (or transparent shield) are not visible from an adjacent property or right-of-way. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.
 8. Significant modifications to the approved Site Plan must be reviewed by the Town, and reviewed and approved by the County.
 9. The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.
 10. The owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.
 11. If the Planning and Zoning Committee finds that the review criteria of Section 16-150-070(D) of the Columbia County Zoning Code or the Conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee after a public hearing, may revoke the Conditional Use Permit.

Item VI- Zoning Change – A-1 Agriculture to A-1 Agriculture with the A-4
Agricultural Overlay; James Manke, Petitioner – Town of Columbus

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

**Motion by Vice Chair Kessler to approve rezoning of 27.39 acres from A-1
Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon
recording of the Certified Survey Map.**

Seconded by Mr. Baumgartner.

Motion carried unanimously.

Item VII- Zoning Change – A-1 Agriculture to A-1 Agriculture with the A-4
Agricultural Overlay; Adam & Samuel Agnew, Petitioners – Town of
Fountain Prairie

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

**Motion by Mr. Baumgartner to approve rezoning of 2.02 acres from A-1
Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon
recording of the Certified Survey Map.**

Seconded by Mr. Stevenson.

Motion carried unanimously.

Item VIII- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Richard & Ethel Salzman, Petitioners – Town of Fountain Prairie

Chair Teitgen opened Public Hearing.

Mr. Thompson presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Motion by Vice Chair Kessler to approve rezoning of 5 acres from A-1 Agriculture to RR-1 Rural Residence and 35 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Mr. Stevenson.

Motion carried unanimously.

Item IX- Zoning Change – AO-1 Agriculture & Open Space to R-1 Single Family Residence and AO-1 Agriculture & Open Space to AO-1 Agriculture & Open Space with the A-4 Agricultural Overlay; Carl & Susan Benck Family Trust, Petitioner – Town of Fountain Prairie

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Motion by Ms. Bradley to approve rezoning of 24.68 acres from AO-1 Agriculture and Open Space to R-1 Single Family Residence and 12.94 acres from AO-1

**Agriculture and Open Space to AO-1 Agriculture & Open Space with A-4
Agricultural Overlay, effective upon recording of the Final Plat of Fieldstone.
Seconded by Mr. Baumgartner.
Motion carried unanimously.**

Item X- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1
Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay;
Michael & Robin Kvalo, Petitioners – Town of Lewiston

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

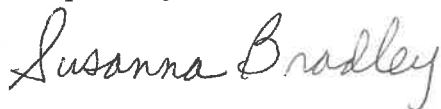
**Motion by Mr. Baumgartner to approve rezoning of 2 acres from A-1 Agriculture to
RR-1 Rural Residence and 39.07 acres from A-1 Agriculture to A-1 Agriculture
with A-4 Agricultural Overlay, effective upon recording of the
Certified Survey Map.
Seconded by Chair Tietgen.
Motion carried unanimously.**

9. Adjourn

**Motion by Chair Teitgen to adjourn meeting.
Seconded by Vice Chair Kessler.
Motion carried unanimously.**

Meeting adjourned at 4:51 PM.

Respectfully Submitted,



Susanna Bradley, Secretary
Planning and Zoning Committee

A handwritten signature in cursive script that reads "Lauren Ramirez".

Recording Secretary
Lauren Ramirez, Office Administrator

cc: Committee Members
Vern Gove, County Board Chair
Mary Cupery, County Board Vice Chair