

T H E T O W N O F
MERRIMAC

S6911 State Highway 113 - P.O. Box 115
Merrimac, WI 53561

MINUTES OF THE PLANNING & ZONING COMMISSION
February 21, 2018

Present were John Gaedke, Acting Commission Chair; Commissioners, Doug Hill, Tim Healy, Dan Purcell, Dawn Peetz, Frank Olah. Also present was Tim McCumber, Town Administrator & Mike Slavney, Town Planner.

Commission Chair Gaedke called to order a series of public hearings which McCumber reported had all been properly noticed. **PUBLIC HEARING:** A Planned Area Development (PAD) 18-08 for Moon Valley Properties, LLC, E13081 State Hwy 78/113, for the existing bait shop, boat rentals, food service operations, cabin rentals, and a proposed tour boat operation, tax parcel 026-0072-10000; application by Don Anderson, 5856 Easy Street, Waunakee, WI 53597. No one appeared. Motion to adjourn by Olah, second by Grant. Motion passed.

PUBLIC HEARING: A Conditional Use Permit 2018-12 for Heritage Acres, LLC, E13313 State Hwy 78/113, for a greenhouse with a coffee & gift shop on 7 acres to be parceled off of from tax parcel 026-0032-00000; application by Carol Baier, S7710 Oneida Way, Merrimac, WI 53561. No one appeared. Motion to adjourn by Healy, second by Purcell. Motion passed.

Gaedke next called the commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the January 17, 2018 meeting. Olah/Hill. Motion passed. Under **OLD BUSINESS**, Discussion and possible action regarding Resolution 2018-02 recommending proposed amendments to the "Town of Merrimac Comprehensive Plan." Motion to recommend approval to the town board by Purcell, second by Peetz. Motion passed. The commission then considered Resolution 2018-03 recommending proposed amendments to the "Town of Merrimac Zoning Maps." Motion to recommend approval based on the finding that the proposed amendment is consistent with the comprehensive plan by Olah, second by Healy. Motion passed. The commission also considered a proposed Planned Area Development (PAD) 18-08 for Moon Valley Properties, LLC, E13081 State Hwy 78/113, for the existing bait shop, boat rentals, food service operations, cabin rentals, and a proposed tour boat operation, tax parcel 026-0072-10000; application by Don Anderson, 5856 Easy Street, Waunakee, WI 53597. Property owner Don Anderson reported that he has 10 existing parking spaces and can get parking up to 20 spaces. The boat as a maximum of 35 passengers on the boat and usually they average about 2-3 people per vehicle. Hill added lighting language. Motion to recommend approval condition that Slavney and McCumber approve the parking plan by Purcell, second by Healy. Motion passed. Under **NEW BUSINESS**, the commission considered a Conditional Use Permit 2018-12 for a proposed for a greenhouse with coffee shop and gift store located at E13313 State Hwy. 78/113 (Tax Parcel 026-0032-00000); property owner Heritage Acres Ranch, LLC., Carol Baier, S7710 Oneida Way, Merrimac, WI 53561. The lighting language was also added to this cup. Motion to recommend approval to the town board by Peetz, second by Purcell. Motion passed. Under the **ADMINISTRATOR'S REPORT**, McCumber reported that the town issued 61 permits totaling just over \$3.68 million in construction value in 2017. There was some discussion about changes to state law regarding conditional use permits. Motion to adjourn by Hill, second by Olah. Motion passed.