

Approved Meeting Minutes  
Little Suamico Plan Commission Regular Meeting  
Little Suamico Town Hall, 5964 County Road S; Sobieski, WI 54171  
**Thursday December 7th, 2023 – 6:00 p.m.**

Plan Commission Members Present: Dale Mohr, Brandon Dhuey, Brian VandenHeuvel, Rod Duesing, Amber Fox, Kerie Karls

Plan Commission Members Absent: Keith Helmle

Plan Commission Consultant Present: None

The opening meeting statement was read, and the Little Suamico Plan Commission regular meeting was called to order at 6:02 p.m. by Chair Mohr at the Town Hall. The agenda was properly posted to notice the meeting.

**CALL MEETING TO ORDER:**

Stated the Pledge of Allegiance

**APPROVAL OF AGENDA:**

- a. Change in Sequence –
- b. Removal of Items –

**Motion** by Rod Duesing to approve the agenda was made, **Second** by Amber Fox. Motion unanimously carried.

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

**Motion** by Brian VandenHeuvel to accept the minutes as they were written, **Second** by Brandon Dhuey. **Motion Carried** with one abstention, Kerie Karls was not in attendance for the last meeting while alternate filled the position.

**CORRESPONDENCE:**

None noted.

**BUSINESS:**

1. **Owner/Petitioner for parcel(s) 024-162201713C and 024-162203642- 1112 Union Lane- Request for a Rezone from R-1 (Single ) to RR (Rural Residential) to build a farm with living space inside and also the farm will shelter horses, located in part of the NW ¼ of the SE ¼ of Sec 22, T26N, R20E-** Representation for the Begota's was in attendance (Verbecher & Associates) and gave an overview of why the rezone was being requested. Concerns were noted:
  - A. How many habitable structures were being proposed on each parcel?
  - B. Will the property owner live in the same building as the horses?
    - a. It was noted the Barn/house was already permitted by the County Planning and that the Town Inspector issued a building permit already, so this is not in question. By law they can only have one living structure per parcel – so the answer is one. Discussion of building an additional barn will not have residences within it for people.
  - C. How many horses were being proposed, and will they be boarding any?
    - a. The number of horses is dependent on the amount of land available to Animal Units **AU** and will be a zoning issue for the county to enforce going forward. It was noted that other animal types could be on parcel in addition to horses. Number

may be clarified once AU is understood along with knowing how much land is actually being re-zoned.

- b. Additionally, a concern about manure runoff was held. How close are they to the waterway? Maybe Land and Water Conservation Department at the county should give input?
- D. The written description on the Rezone Application was not clear to the Plan Commission members or the audience. The petitioner's representative was asked to clarify it to the Town Board, if going forward.
- E. Concerns about the descriptions of the two parcels may not be accurate regarding acreages because the four parcels created months earlier, as a CSM approved by Town, were not recorded and thus not represented on any displays.

**Motion** by Brian VandenHeuvel that the petition to rezone the parcels as presented meets our 20 Year Plan's Vision and Goals and should be forwarded to the Town Board with the recommendation to accept the request. Each of the questions above should be answered by the petitioners or their representative at the next available Town Board mtg. **Second** by Kerie Karls. **Motion carried** with fours AYES, one NAY Brandon Dhuey, one Abstention Rod Duesing.

2. **Owner/Petitioner for parcel 024-041001531- 1814 Cross Road- Request for a Conditional Use Review to have a permanent mobile home that is older than 15 years old to remain on the property located in the NE ¼ of the SE ¼ of Sec 10, T26N, R20E-** Troy Schwartz (property owner) and Nancy Cormier (Power of Attorney for Troy) presented their petition and answered questions.
  - a. Neighbor (VanLaanen) voiced concern that this mobile home having a five year condition (within the approved CU) set by the county may have been a backdoor effort to get the condition to become permanent. Maybe best to condition a period of time again?
  - b. The Plan Commission's concerns were about the status of the building, does it meet all codes? Does it meet the 700 Square foot minimum and 14 foot wide minimum to be allowed as a housing structure within the county? Additionally, debris and cars on the site were cleaned up but were not verifiable from the pictures. Are they still there? Should they be cleaned up as part of this?

**Motion** by Amber Fox that the petition for a *Conditional Use goes forward* to the Town Board, that it meets the 20 Year Plan's Vision and Goals and does not detract from the rural atmosphere of the town and should be forwarded to the Town Board with the following recommendations: Have the Building inspected and passed by Town Building Inspector; have property inspected by Zoning Enforcement for debris and abandoned vehicles and cleaned up. **Second** by Keri Karls. **Motion unanimously carried**.

3. Announcements/General Information: Short update by Chair Mohr on status of Campview Drive and Brown County Reforestation Camp.
4. Set Next Meeting Date: **January 4th 2024 @ 6pm**.
5. Adjournment: **Motion** by Amber Fox, **Second** by Rod Dussing adjourned at 7:38pm.

Respectfully submitted,  
Keri Karls- Plan Commission Secretary