

Approved Meeting Minutes  
Little Suamico Plan Commission Regular Meeting  
Little Suamico Town Hall, 5964 County Road S; Sobieski, WI 54171  
**Thursday October 5th, 2023 – 6:00 p.m.**

Plan Commission Members Present: Dale Mohr, Elmer Ragen, Brandon Dhuey, Brian VandenHeuvel, Rod Duesing, Amber Fox, Keith Helmle

Plan Commission Members Absent: Kerie Karls

Plan Commission Consultant Present: None

The opening meeting statement was read, and the Little Suamico Plan Commission regular meeting was called to order at 6:00 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 to approve the agenda was made by Brian VandenHeuvel, seconded by Elmer Ragen. Approved by unanimous vote.

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

Motion made by Brandon Dhuey to accept the minutes as they were written, seconded by Elmer Ragen. Approved with three abstentions, Rod Duesing, Amber Fox, Keith Helmle were not in attendance for the last meeting while alternates filled positions.

**CORRESPONDENCE:**

None noted.

**BUSINESS:**

1. **Chairmans discussion and educational materials.** Chair Mohr introduced to the Plan Commission Sub-Committee Chair Rod Duesing, who has been appointed by the Town Board to lead the development of standards for storage units within the town. Duesing handed out a document showing a guide for planning for self-storage. Chair Mohr presented educational materials for the PC members to read and briefly noted the key components of their responsibilities under Conditional Use Permits, Rezones, and Certified Survey Maps.
2. **Owner/Petitioner for parcel 024-253104434A- 7179 Spring Lake Drive-** Requests a **Rezone from A (Agriculture) to R-1** (Single Family) to have the entire parcel zoned the same, located in part of the NE ¼ of the SE ¼ of Sec 27, T26N, R20E-. This parcel is not in conformance with zoning laws because it has two zoning districts within it. Explanation given on reason petitioner wanted to correct the error and have Residential as the zoning due to their home being on it and under the R1 Zoning. Mr. Mcinnis, the hired surveyor for the petitioners spoke on behalf of the petitioners. Mr. Thomas Jubert, neighbor to the parcel, asked about future numbers of homes if zoning changes. Parcel could hold the two proposed homes with an unlikely third. But it was explained that would be discussed in the next portion of the agenda. No other neighbors to the petitioner's property showed up or provided written comment for or against the petition. Motion by Brandon Dhuey that

the petition to rezone the parcel as presented meets our 20 Year Plan's Vision and Goals and our Land Division Ordinance and should be forwarded to the Town Board with the recommendation to accept the request. Second by Brian VandenHeuvel. Motion carried with unanimous vote.

3. **Owner/Petitioner for parcel 024-253104434A- 7179 Spring Lake Drive-** Request for a **Land Division Review to create 2** lots from the 11.01 acres, located in the SE ¼ of the SW ¼ of Sec 31, T26N, R20E, the petitioner wishes to divide their lot into two lots, the existing house with pond would be on one of them. The Chair reported that there are no special assessments on the parcel to consider, and stated the Land Division ordinance supports the size and the road frontage of their proposal and thus meets the stated laws of the town. Additionally, the question by the neighbor was answered by the Petitioner's representative (surveyor) Mr. Mcinnis, that the two parcels are greater than the 1.5 acres minimums of the town requirements, that there is possibly a chance to squeeze one more lot in but that is not the intent of the petitioner. The neighbor's concern was that could have been a large-scale development with many homes because of all the survey flags on the site and did not object to one more being planned that would fit in with the neighborhood. Motion by Elmer Regan that the CSM meets the Town of Little Suamico's 20 Year Plan's Vision and Goals and the Town's Land Division Ordinance and that we recommend the CSM to the Town Board as presented. Second by Keith Helmle, Motion passed 6 ayes and 1 no, Rod Duesing.
4. **Owner/Petitioner for parcel 024-371800212A - 1632 County Road S- Requests a Rezone from F (Forestry) to RR (Rural Residential)** based upon the land being divided by the highway making the lots non-conforming to the forestry district which needs a minimum of 10 acres, located in part of the NE ¼ of the SE ¼ of Sec 18, T26N, R21E. Surveyor Mr. Shallow, described the reason the parcels were non-conforming to the Forestry Zone in part due to the minimum lots size not being met. The two parcels best meet the requirements of Rural Residential to fit with the neighboring lots which are also RR and Forestry. Rod Duesing made the Motion that the petition to rezone the parcel meets the 20 Year Plan's Vision and Goals and our Land Division Ordinance and should be forwarded to the Town Board with the recommendation to accept the petition's request. Seconded by Amber Fox. Motion passed unanimously.
5. Announcements/General Information: None noted.
6. Set Next Meeting Date: **November 2<sup>nd</sup> @ 6pm.**
7. Adjournment: Motion by Brandon Dhuey Second by Brian VandenHeuvel adjourned at 6:50pm.

Respectfully submitted,  
Dale Mohr- Plan Commission Chair/Acting Secretary for the meeting