

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION PUBLIC HEARING & MEETING
October 28, 2024**

The Planning Commission Meeting was called to order by James Weinbauer at 7:00 p.m. Committee Members present were Spencer Thiel, Michelle Kreidler, and James Weinbauer.

PUBLIC HEARING

The Planning Commission held a public hearing to consider the application for rezoning for Nicholas Drew Jung, owner of Parcel No. 59002010410 so as to operate a service station on a full time schedule at W7756 Plank Road, Glenbeulah, WI 53023. The .35 acre parcel is currently zoned R-1 (Single Family Residence District – without sewer). The application requests zoning change to B-1 (Local Business and Industrial District). The owner stated he wants to carry on the business at the Greenbush Trading Post that has been in place for many years.

Motion Thiel/Kreidler to approve application for rezoning for Nicholas Drew Jung, owner of Parcel No. 59002010410 so as to operate a service station on a full time schedule at W7756 Plank Road, Glenbeulah, WI 53023. The .35 acre parcel is currently zoned R-1 (Single Family Residence District – without sewer). The application requests zoning change to B-1 (Local Business and Industrial District). Motion carried.

The Planning Commission held a public hearing on the application for Conditional Use Permit for Nicholas Drew Jung, owner of Parcel No. 59002010410 to operate a service station on a full time schedule at W7756 Plank Road, Glenbeulah, WI 53023. The .35 acre parcel is currently zoned R-1 (Single Family Residence District – without sewer). The owners stated his business hours would be Monday through Friday from 7:00 a.m. – 5:00 p.m. and on Saturdays from 8:00 a.m. – noon. The commission also mentioned various ordinances that the business would have to follow including having no more than two unlicensed vehicles on the premises, observing the noise ordinance, test driving vehicles in a safe and legal manner and maintaining a neat and orderly property.

Motion Thiel/Kreidler to approve application for Conditional Use Permit for Nicholas Drew Jung, owner of Parcel No. 59002010410 to operate a service station on a full time schedule at W7756 Plank Road, Glenbeulah, WI 53023, including the criteria mentioned above. Motion carried.

PLANNING COMMISSION MEETING

The Planning Commission heard a request from Goeser Dairy LLC, W7325 State Highway 67, Plymouth, WI to create a new parcel on the north side of parcel 59002007800 which would square off the back lot line of parcel 59002007811 and be zone A-1-S (Agricultural Land District – Small Scale). The remainder of parcel 59002007800 would remained zoned A-1 (Agricultural Land District). This request was previously tabled until the Planning Commission could get a legal opinion as to whether 200 feet of road frontage was equivalent to the required lot width of 200 feet.

After consulting with the town attorney, the commission determined that the lot was suitable to be zoned A-1-S (Agricultural Land District – Small Scale) having the required 50 feet of road frontage and at

least 200 feet of width in the back of the property. The request will be scheduled for a public hearing in November.

The planning commission adjourned their meeting at 7:10 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
October 28, 2024**

Chairman John Halbach called the Town Board meeting to order at 7:12 p.m. Board members present were Spencer Thiel, Dan Klahn, Beth Lagacy, and Mary Kracht. Pledge of Allegiance was recited.

Motion Thiel/Lagacy to approve clerk's report including the minutes of the Town Board meeting of September 23, 2024. Motion approved.

Motion Kracht/Klahn to approve treasurer's report as presented. Motion approved.

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. Dickman provided the October Financial Statement. Dickman also reported on a trailer repair, an oil leak in Tender No. 4, two October Fire Prevention Pizza Events the department sponsored, and that two new cadets would be training with the department this year.

The Maintenance Update was provided by Steve DeMunck. DeMunck reported that the siren was not working and that a quote for repair or replacements had been provided. DeMunck reported on his efforts to block the trash dumpster from hitting the electrical box when the garbage truck empties and replaces it. DeMunck reported that lawn spraying was put on hold because of the dry conditions. DeMunck reported on a quote for door handles and locks that he had obtained. DeMunck mentioned it is necessary to order cleaning products in the following month.

Motion Thiel/Kracht to contract for total siren controls replacement and installation at a cost of \$4338.75. Motion carried.

Motion Thiel/Klahn to order and install locks and door handles from Dirkse Glass at a cost of \$7188.00. Motion carried.

Motion Klahn/Kracht to approve replacement of exhaust vent from Quasius Builders at a cost not to exceed \$1500.00. Motion carried.

Motion Klahn/Lagacy to approve application for rezoning for Nicholas Drew Jung, owner of Parcel No. 59002010410 so as to operate a service station on a full time schedule at W7756 Plank Road, Glenbeulah, WI 53023. The .35 acre parcel is currently zoned R-1 (Single Family Residence District – without sewer). The application changes the zoning to B-1 (Local Business and Industrial District). Motion carried.

Motion Lagacy/Thiel to approve application for Conditional Use Permit for Nicholas Drew Jung, owner of Parcel No. 59002010410 to operate a service station on a full time schedule at W7756 Plank Road, Glenbeulah, WI 53023 restating the hours of operation previously mention. Motion carried.

The Town Board discussed utilizing Shufflebotham Tree Service LLC for tree trimming, brush mowing and cleanup of roadsides in the late fall. Roads prioritized include Ridge Road north of Highway 23 near residences, Cherry Road, and Sunrise Road from Barrett west to Division Road. Shufflebotham provided a cost estimate to the board.

Chairman Halbach reported no decision or bids for work will take place in response to the drainage issues on Scenic View Road at this time. Sheboygan County is completing its engineering and providing a quote for the cost of the work.

The Town Board discussed provisions of a new ordinance requiring a permit to construct, maintain and operate utilities within the roadway right of way. Thiel stated that an ordinance would not be enforceable without an inspector following the utilities work. Board members recalled the original purpose of the ordinance was to obtain permit fees from projects placed in the right of way of town roads. No action was taken.

A snow removal proposal was received from Cobblestone Landscaping. The board designated areas snow removal must take place on the property and that 1" of snow would trigger a visit for plowing. Motion Kracht/Klahn to approve the proposal as completed. Motion carried.

Motion Thiel/Klahn to approve Sheboygan County Road Maintenance Agreement as presented. Motion carried.

Motion Kracht/Klahn to approve temporary Greenbush Fire Department Liquor License Application for Poultry Party on November 15, 2024. Motion carried. Thiel abstained.

Road boring on Glen Road for manure piping is no longer under consideration by the associated property owner.

Motion Thiel/Lagacy to approve spending \$1200 for purchase and \$175 for installation of an enclosed locking bulletin board display from Marshall Sign. Motion carried.

Supervisors Lagacy and Kracht reported on the performance review for Marjorie Pitts in her custodial role in the town hall. Motion Klahn/Thiel to approve wage increase for Marjorie Pitts' wage of cleaning position to \$17/hour. Motion carried.

Supervisor Lagacy presented quotes obtained from Menards for various types of window blinds. Motion Lagacy/Klahn to purchase sixteen blinds for windows at \$69.98 each. Motion carried 3-1. Thiel dissenting.

Motion Thiel/Kracht to approve Joint Powers Agreement with Sheboygan County 911 for 2025. Motion carried.

Motion Thiel/Klahn to approve New Collateral Agreement with National Exchange Bank & Trust. Motion carried.

Motion Kracht/Klahn to approve Resolution No. 2024-1 designating part of Plank Road as a snowmobile route. Motion carried.

Clerk/Treasurer Jon J. Miller reported that draft minutes were available for the Town Board Budget hearing that was held in mid-October. A Public Budget Hearing has been posted for November 14, 2024, at 7:00 p.m. A special board meeting will follow the public hearing to approve the annual tax levy.

Clerk/Treasurer Jon J. Miller presented a draft of the Town of Greenbush Annual Newsletter that is included with the property tax bills. Board members discussed minor changes to be made to its contents.

The Town Board reviewed the monthly correspondence which included notice from Public Service Commission regarding the Rural Energy Startup Program design and budget, notice from WTA regarding dues for budgeting, notice from Kory Bajus about legislative amendment to remove supermajority requirement from zoning changes, WTA invitation to participate in transportation roundtable events, invitation to participate in Region 5 Active Shooter Preparedness Webinar, Sheboygan County Ordinance No. 6 Repealing and Recreating Chapter 5 Budget Ordinance, Sheboygan County Ordinance No. 7 Amending Health and Human Service Committee membership, Sheboygan County Ordinance No. 8 related to Medical Examiner Fees, Notice from Wisconsin Election Commission regarding Robert F. Kennedy status on presidential ballot, Notice from WPS regarding road improvement project planning, Thank you note from John and Deb Halbach and a notice from WTA about their regional roundtables

The Town Board reviewed the October Building Permits.

Motion Lagacy/Thiel to approve bills presented for payment this month. Motion carried.

Motion Kracht/Lagacy to adjourn meeting at 8:35 p.m. Motion carried.