

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
August 19, 2019**

Call to Order: The meeting of the Town of Sun Prairie Plan Commission was called to order at 6:01 p.m. The following members were present: Chair, D Yelk, J Tatar, M Lydon, A Meyer, J Quimby. P Stang and Secretary, K Weisensel. Absent: J Case. Guests present: Raymundo Rios, Joe Coppola, Steve Drunasky and Michael Drews.

Statement of Public Notice: Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards August 15, 2019.

Approve Minutes from prior meeting: J Quimby made a motion to approve minutes as presented from planning commission meeting, 7/23/19. Seconded by J Tatar. Motion carried.

Public Comment: No one had any comments.

Preliminary hearing on a rezone request from Joe & Nancy Coppola: Joe and Nancy would like to build an accessory building on Parcel #0811-171-8500-4, in section 17, currently zoned R-3A (Rural Home District), located at 5788 Parkview Rd. They would like to put up a building to house 3 cars and install 8' doors. In February 2019, they submitted their rezone paperwork, however under the Town Zoning, they could rezone to MFR (Multi-Family Residential). In the Town Zoning ordinance there was a typo and it stated that an accessory building could only be 12' at mid eaves. We had a hard time trying to schedule a meeting with the 6 towns, to get this wording amended to be the same as the SFR (Single Family Residential) wording and the accessory building could be no larger than the footprint of the principle structure. After the amendment was made, the change on the zoning ordinance has been approved by the Town of Sun Prairie board, and then the change has to be posted for 30 days and then it will be adopted. Chairman, D Yelk would also like to move the Public Hearing for this parcel to the Town Board meeting next week and not to hold it at the Planning Commission level to save time for this resident.

Motion by: D Yelk

Seconded by: P Stang

Motion carried.

Preliminary hearing on a Conditional Use Permit and a Rezone request from Raymundo Rios: to possibly conduct a farm tractor and truck repair business on parcel #0811-033-9300-1 in section 33, currently zoned RH-2 (Rural Home District), and is located at 2348 State Hwy. 19. Raymundo stated that he will utilize the existing accessory building that is already on the property and just update it with heat, new roof, new overhead doors, concrete pad, etc. Raymundo has already moved the driveway with a permit from Dane County. Raymundo stated that he lives there only a portion of the time, as he owns another residence in the township. Motion was made to rezone to AE with a Conditional Use Permit for the agriculture related business and the existing house grandfathered in as the Primary Structure.

Motion by: J Tatar

Seconded by: M Lydon

Motion carried.

Preliminary hearing on a Conditional Use Permit request from Steve Drunasky: Steve would like to discuss a Conditional Use Permit on parcel #0811-161-8040-0, in section 16, located at 2391 Bailey Rd., currently zoned A-2(4) (Agricultural District). He currently is using some of his other buildings for storage. One building is rented by Affordable Concrete for storing dump trucks, bobcats, doing some repair work,

etc. for doing cement work. Other buildings are used for storing boats, vehicles, etc. The outside storage area has been cleaned up substantially and Steve installed a fence to try to camouflage the view. Chairman, D Yelk stated that this property will require a rezone to RBB (Rural Based Business). Motion was made to approve a rezone from A-2(4) to RBB with a Conditional Use Permit for Agriculture Vehicle Repair and Seasonal Storage. Chairman, D Yelk will contact GEC and check to see if you can have animals within the RBB zoning.
Motion by: D Yelk
Seconded by: P Stang
Motion carried.

Preliminary hearing on a request from Kirt & Ann Marie Schmidt: Michael Drews from Drews Solar was present to represent the Schmidt's. The Schmidt's would like to put up solar panels on parcel 0811-212-9180-0, in section 21, located at 5446 County Hwy. N., currently zoned A-1EX (Exclusive Agriculture). When Drews Solar submitted the Land Use application to GEC, it was refused because the solar panels would be considered an accessory structure. Under Legacy zoning, you cannot do a solar project on A-1EX (Exclusive Agriculture) unless the power produced is used for farm use. Also, under Legacy zoning, we can no longer issue Conditional Use permits, per GEC.
Note: If the solar panels would have been installed on the house, it would not require a Land Use application, only an electrical permit. The panels cannot be installed on the house because there are too many trees, therefore need to be installed on the ground.

Chairman, D Yelk would like to ask the Town's Attorney about this to see if this is a typo in the zoning ordinance. This property was grandfathered in as A-1EX (Exclusive Agriculture) however, the ordinance states they cannot produce energy that is not used on the farm. (see section 10.123 A1-(EX) (5) on page 10-29 under Legacy zoning permitted uses).

1st Motion was made to approve the rezone A-1EX (Exclusive Agriculture) to SFR (Single Family Residential).

Motion by: P Stang
Seconded by: M Lydon
Motion carried.

2nd Motion was made to refer this A-1EX (Exclusive Agriculture) to energy generation for use on the farm for opinion of the Town's Attorney and based on his recommendation and approve as he recommends.

Motion by: P Stang
Seconded by: J Quimby
Motion carried.

Other Development and Design Issues: Chairman D Yelk, stated the he would like to start thinking about starting on the blanket rezone for the entire township. He was looking for input on how we would like to approach this.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for September 16, 2019 at 6:00 p.m. P Stang moved to adjourn the meeting. Meeting adjourned at 8:39 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission