

Zoning Board of Appeals Minutes
December 1, 2020


- 1) Call to Order: Meeting was called to order at 5:00pm by Planner Mommaerts.
- 2) Site Inspections: Viewed the following properties:
 - a. N9215 N. Harwood Road - Beach.
- 3) Return to Village Hall: Returned to Village Hall from site inspections at 5:20pm.
- 4) Pledge of Allegiance: Pledge was recited.
- 5) Roll Call: Present: Craig Majewski, John Jung, Tom Capper, , 1 seat vacant.
Excused: Scott Chicoine. John Jung led the meeting in Scott's absence.
Staff present: Mark Mommaerts, AICP (Planner).
- 6) Approve Minutes: Motion (Majewski/Capper) to approve the June 16, 2020 minutes. Motion carried 3-0.
- 7) Public participation: There was no public comment.
- 8) Convene Meeting and Enter Public Hearing: The Public Hearing was opened at 5:30pm. The following petitions were heard:
 - a. Variance - Beach – N9215 N. Harwood Road. The hearing notice was read into the record. Testimony was taken from Patrick Beach (Petitioner) who spoke in favor of the variance request. Mr. Beach explained he purchased the property in 2006 and he would like to raise jersey livestock. He stated works needs to be done in the building and around the property before the livestock are brought in. There will be a 4-season pasture on the south side of the building with options for indoor and outdoor areas. A 3-season pasture in a "U" shape along the north, west, and south side of the property. Mr. Beach stated that his daughter wants to raise the livestock and a pony and he wants her to be part of the process. Planner Mommaerts asked how many livestock there will be. Mr. Beach replied there would be 2-3 to start and no more than 12. He will ask others for advice as the herd gets bigger. ZBA Jung asked about the source of food. Mr. Beach responded that he will get feed from a friend who is a farmer. ZBA Capper asked about Mr. Beach's experience with livestock. Mr. Beach responded that he was once a dairy farmer with 100+ head of cattle that milked 3 times a day. ZBA Majewski asked how the manure will be disposed? Mr. Beach responded that he will use straw as bedding as it works well with the manure. It will be stockpiled and spread on adjacent farmland, or another

farmer will take it. ZBA Majewski asked if the pasture areas will be seeded, especially the area where the dirt pile is now. Mr. Beach responded that all areas of the pasture will be seeded/vegetated. Julene Baldwin, N9275 N. Harwood Road, spoke against the variance with concerns about the livestock health, considering there are abandoned vehicles and campers on the property. Gary Natrop, 1801 Kelly Street, Little Chute, asked where the manure will be spread, expressed concern about runoff into the creek. Sandy Oliver, N9276 N. Harwood Road, asked about the 3-acres limit, expressed concern about runoff into the creek, expressed concern about the care of the livestock including feeding and watering if no one lives there, and stated that there were issues on the property several years ago with calves being mistreated. Planner Mommaerts responded that the 3-acre limit has been in place since Harrison took over zoning and it was intended so that a 1-acre lot could not have livestock. Staff memo to the Zoning Board of Appeals dated December 1, 2020 was included.

- 9) Close Public Hearing and Reconvene Regular Meeting: The Public Hearing was closed and the regular meeting reconvened at 5:55pm.
- 10) Items for Discussion and Possible Action: The following items were discussed:
 - a. Variance – Beach – N9215 N. Harwood Road. ZBA Majewski stated that more information from Calumet County regarding manure runoff would be nice. He also asked Mr. Beach how far away he lives from the property and how big the pasture area was. Mr. Beach responded 1.5-2 miles and that he would check on the property daily and the contingency is his wife going to care for the animals, and that the pasture area is approximately 1-ac. ZBA Jung expressed concern about the pasture being big enough for a dozen cattle. Mr. Beach explained that he would get advice on how many animals to keep. ZBA Capper wanted to know more about the timing of the property clean up and area.
Motion (Majewski/Capper) to postpone, with verbal approval from Patrick Beach, until more information can be provided, including a more detailed site plan indicating pasture dimensions, time frame of when the building will be cleaned up and fencing installed, and information from Calumet County regarding potential manure and runoff issues. Motion carried 3-0.
- 11) Items for Discussion: None.
- 12) Announcements/Correspondence/Meeting Attendance: None.
- 13) Set Next Meeting Date: Next meeting tentatively set for January 5, 2021 at 5:00pm.
- 14) Adjourn: Motion (Capper/Majewski) to adjourn at 6:14pm. Motion carried 3-0.

Dated: December 2, 2020

Prepared by: Mark Mommaerts, AICP, Planner

 2/2/21

Craig Majewski, Secretary Date
Zoning Board of Appeals