

**VILLAGE OF STOCKBRIDGE
PLAN COMMISSION PUBLIC HEARING
MAY 15, 2019 5:30 P.M.
VILLAGE OFFICE – 116 SOUTH MILITARY**

Public Hearing called to order by Commission Chair Tammy Mackai. Present are Commission members Dennis Cook, Peg Hermann, Chris Grebe, Kim Smith, Sue Lisowe, and Elizabeth Langteau and Village Representative Amy Zahringer. Also present is Ted & Michelle Goodman, applicants.

The Public Hearing began with introductions.

Mackai stated that the reason for the Public Hearing was to hear the petition of Ted & Michelle Goodman to rezone their 5-acre parcel from RR1 to A1 zoning and to allow for a conditional use permit for two steers on their newly A1 zoned, 5-acre property at N395 Lakeshore Drive.

Mackai called for the Clerk to read the public notice of the request. Notice read by Clerk stating that the notice has been properly posted and had been properly published for a Class 1 Notice as required. Clerk stated also that all property owners having property within 200 feet of the property in question had been mailed notice of the hearing.

Ted and Michelle Goodman stated that the reason that they made an application for the rezoning request is because they enjoy the rural setting of the property that they purchased; they have already combined their two lots into one to make it a total of 5 acres to meet the A1 minimum acreage standard. They understand that it was necessary for them to have the acreage, apply to rezone to A1 zoning in order for them to be able to also apply for a conditional use permit to allow for no more than two steers on their property. The purpose of the steer is to raise with their grandchildren and eventually butcher for meat. New steer would then replace the ones that are butchered; however, they would never exceed the maximum allowed; which is two. Goodman's provided a site map indicating where the proposed fencing would go to allow for grazing. Ted explained that the fencing would be partitioned to allow for rotation grazing and to also allow enough time for droppings to breakdown and return to the soil. Excess manure that accumulates in the barn would be stored behind the barn and used in the garden in Spring.

Langteau inquired about the neighboring properties and what their zoning classifications were. It was stated by the Clerk that the parcel to the immediate north of Goodman's is zoned A1, as are two parcels to the east of their property. Langteau questioned what fencing material would be used and Goodman's replied that it would be standard electric fencing. Ted explained that the fencing would be east side of the barn and would never be on the west side or near the stream that navigates on the west side of their property. Ted went further to explain that they have currently planted 30 trees and intend on planting more to also be used as natural fencing.

There was a lengthy discussion regarding the interpretation of the 24.04 A1 Zoning Conditional Use (1) which states that a conditional use under A1 zoning would include the raising of domestic farm animals for non-commercial purposes not to exceed (1) animal unit per two acres would include steer. It was also the consensus of the Commission that the statement; "hogs and fur bearing animals are not allowed" would include mink, fox, chinchilla, badger, beaver, muskrat, otter, opossum, raccoon.

VILLAGE OF STOCKBRIDGE BOARD OF TRUSTEES
PLAN COMMISSION PUBLIC HEARING
GOODMAN APPLICATION
MAY 15, 2019 – Page 2

There was also a discussion related to the interpretations of zoning classifications as they relate to the Village's Zoning map and land use for tax assessment purposes.

It was the consensus of the Commission that if a property that is granted a conditional use permit violates the condition of the permit, for example, obtains more animals than what is allowed; that the permit can be revoked. For issues that could arise related to a neighbor addressing a noise concern, health or safety of the animals, or if the animals were to get loose from their fencing; the likely course of action from the Village Board is to address those situations with the owners as they arise to make a determination on revocation.

Lastly, the Clerk indicated that a neighbor that chose to remain anonymous called to indicate they could not attend the Public Hearing, however, they wished to express that they had no issue with the Goodman request but did inquire if a CUP could be revoked if they were found in violation of the conditions agreed upon and set forth in the CUP.

Mackai called for any other comments. Mackai called a second and third time for comments or questions and then stated that she would accept a recommendation by the Plan Commission after the adjournment of the Public Hearing.

Motion by Cook, 2nd by Lisowe to adjourn Public Hearing. M/C.

DATED: May 16, 2019

Lisa Averkamp
Village Clerk

4145

**VILLAGE OF STOCKBRIDGE
PLAN COMMISSION MEETING
MAY 15, 2019
VILLAGE OFFICE – 116 SOUTH MILITARY**

Plan Commission meeting called to order by Commission Chair Tammy Mackai. Present are Commission members Dennis Cook, Peg Hermann, Chris Grebe, Kim Smith, Sue Lisowe, and Elizabeth Langteau and Village Representative Amy Zahringer. Also present is Ted & Michelle Goodman, applicants.

Mackai explained that each Plan Commission member has been given a Decision Form and Mackai verbally read each applicable question that the Commission should consider when making their final decision and casting their vote. The Plan Commission completed the Decision Criteria Form (completed form is on file in the Village Office).

Mackai stated that she would accept a recommendation from the Plan Commission on the Rezoning request from RR1 to A1 Zoning on the five-acre parcel at N395 Lakeshore Drive.

Motion by Langteau, 2nd by Cook to recommend to the Village Board the approval of the rezoning from RR1 to A1 zoning. 7 Ayes, 0 Nays, 0 Abstained. M/C

This recommendation will be presented to the Village Board at the June 5, 2019 board meeting to act upon the recommendation of the Plan Commission on this application.

Mackai stated that she would accept a recommendation from the Plan Commission on the Conditional Use Permit application from Ted & Michelle Goodman to allow for no more than (2) steers on their newly A1 zoned, 5-acre property at N439 Lakeshore Drive. **Motion** by Langteau approve the conditional use permit and the condition would be that the no more than (2) steer, seconded by Hermann. M/C.

7- Ayes, 0-Nays, 0-Abstained. M/C.

This recommendation will be presented to the Village Board at the June 5, 2019 board meeting to act upon the recommendation of the Plan Commission on this application.

Motion to adjourn by Lisowe, 2nd by Grebe. M/C.

DATED: May 16, 2019

Lisa Averkamp
Village Clerk