

Town of Herman Planning Commission
6/7/16 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on June 7, 2016. Commission members present were Joe Thelen, Bert Grover, Howie Schultz, Bob Korth, and Joe DeBaker.

Chairman Thelen called the meeting to order at 3:00 PM

It was noted that the purpose of the meeting was to discuss and make recommendations on a request for a zoning change and a conditional use permit relating to two lots in the unincorporated village of Lyndhurst.

Chairman Thelen briefly recounted the basics of the issue to be considered. Ernie and Karen Meyers own lots 15 and 16 in Block 5 of the Village of Lyndhurst. These lots are in a Hamlet Zoning District. For approximately 20 years, they have been parking an RV on these lots during the summer and have constructed a deck on the property. It was recently discovered that temporary occupancy of a recreational vehicle is not a permissible land use in a Hamlet Zoning District. A request has been made to re-zone these two lots to Rural Residential and to grant a conditional use permit for temporary occupancy of a recreational vehicle on the lots. It is believed that prior to the Shawano County Zoning update, these lots were in a zoning district that allowed temporary occupancy of a recreational vehicle.

At 3:05 PM the commission adjourned to travel to the subject property for viewing.

The commission returned to the Town Hall at 3:45. Mr. Meyers attended the remainder of the commission meeting.

There was consensus on the commission that Mr. Meyers should be allowed to continue a practice that has caused no problems over the last two decades. The commission was in agreement that the land use should be “grandfathered in”, but both Chairman Thelen and Mr. Meyers indicated that Planning and Zoning felt that was not an option. DeBaker opined that had this subject come up during the re-write of the Zoning Code, he would have recommended that temporary occupancy of a recreational vehicle be a permitted land use in the Hamlet zoning district.

Since it appeared that the only solution to the dilemma was to change the zoning of these lots and issue a conditional use permit, DeBaker made a motion to change the zoning on Lot 15 Block 5 and Lot 16 Block 5 of the Village of Lyndhurst Section 4 T27N R14E from Hamlet to Rural Residential. Motion seconded by Bert Grover. Motion carried 5 years, 0 nays.

Bob Korth made a motion, seconded by Howard Schultz to approve a conditional use permit for temporary occupancy of a recreational vehicle on Lot 15 Block 5 and Lot 16 Block 5 of the Village of Lyndhurst Section 4 T27N R14E Motion carried 5 years, 0 nays.

DeBaker made a motion, seconded by Grover that the commission/town board send a letter to County Planning and Zoning recommending that consideration be given to amending the zoning code to make temporary occupancy of a recreational vehicle a permitted use in the Hamlet Zoning District. Motion carried.

DeBaker will draft a letter to the Planning and Zoning Department and complete the Town Action Form for action at the Town Board Meeting on June 14 2016.

Motion to Adjourn by Korth, second by Grover at 4:15 PM

Joe DeBaker – Secretary