

**Rushford Township Planning Committee Meeting
May 27, 2015**

Present: Zoning Administrator Fred Kasten, Town Clerk Peggy Hendricks, Supervisor Jerry Schoonover, Chairman Tom Egan and committee members Ryan Helmuth, Tom Jackson, Rob Resop, Supervisor Patrick Kafer and Nicole Bahn. Several individuals were present in the audience in addition to those on the sign in sheet.

The meeting was called to order at 7:00 P.M.

Nominations: Zoning Administrator Kasten opened the meeting by asking for nominations for the Zoning Chairperson. Bahn motioned that Jackson be appointed Chairperson and Helmuth seconded it. Next Kasten asked for nominations for Zoning Vice Chairperson. Kafer motioned that Helmuth be appointed Vice Chairperson and Bahn seconded it. Finally Kasten asked for nominations for Zoning Recording Secretary. Kafer motioned that Bahn be appointed and Jackson seconded it. All the above were unanimous ballots, for a one year term with all voting in favor.

Zoning Term Recap:

New 3 Year Terms: Helmuth, Jackson
Starting Year 2 (of a 3 Year Term): Bahn
New 2 Year Term: Resop
New 1 Year Term: Kafer
Alternate/Substitute: TBD

Conditional Use Permit Hearing: A conditional use permit (CUP) application for parcels 022-0375 (5 acres, A-3 zoning) and 022-0377 (15 acres, A-2 zoning) on Bell Line Road was submitted with Sandy Hardie, Program Director for Mahala's Hope, acting as agent for property owner Edward J. Wroble Trust (Edward J. Wroble Trustee). She was present along with a member of the board of directors as well as one of the program employees. The organization would like a CUP to operate a recovery residence/group home for women in a rural setting. Initially there will be four women but they would like to increase to eight. These individuals would first need to successfully complete a 3-6 month primary treatment program and be clean from drugs/alcohol. Agricultural use would continue with small scale farming activities including <6 horses, chickens, gardening etc. Specially trained staff will be onsite 24/7. There also will be some day programming (2-3x/month currently) for groups including trauma survivors, first responders etc.

Three of the neighbors were in attendance to voice their opposition (Ray, Rogers and Doro). Christopher Rogers had also written a letter, as he was not sure if he would be able to attend the meeting, which he read. He noted there were not any neighbors present to speak in favor of the proposed CUP. Another letter was received from Matt Werch (not in attendance). The primary concerns were safety related including the possible effect on neighboring property values / marketing, selection and screening of participants, neighborhood change, increased traffic / visitors, high levels of recovery relapse, security / assurance residents will remain on the property and seeing residents that neighbor(s) may serve in their workplace.

Additional Information/discussion/answers:

- Remodeling is needed for the residence and the state will be inspecting the property as they plan to have 5+ residents.
 - Hardie contacted Winnebago County regarding the septic. They are fine with the current system in place. Once that fails, a mound system would likely be needed.
- Funding will be a mix of donations, grants, private pay, county funding, rent paid by residents etc.
- Residents will be expected to perform learn daily living skills and perform tasks around the farm in addition to external work/community service activities.
 - Most would likely be placed from Green Lake, Winnebago and Waushara counties.
 - None of the residents are required to maintain their stay. If they want to leave/quit, they can do so.
- Hardie had previous operated a 12 residential primary treatment facility but this model is the first of its kind in the state. As a result, related statistics are not available.
- The facility will not be 'locked down.' Expectations will be communicated to residents for them to remain on property and sober/clean. Additionally, there will be onsite staff 24/7.
- Residents will be onsite generally for a 1-6 month stay with an average stay of around 3 months. There would be involvement from the team that placed the individual in the facility including random testing.
- Visitors would come during prearranged times, only on certain days. Additionally they need to be on a list, screened and a positive influence. Staff would be onsite but not always in the presence of the resident and visitor.
- Success rates are low, especially for those addicted to heroin.
- CUPs are granted to the property owner and do not 'follow' a property if it is sold.
 - Complaints are to be funneled through the Town Board and Zoning Administrator.
- Two neighbors noted the need for a facility like this however they would like to have it located elsewhere.
- Hardie reported that sex offenders and women with severe violent pasts would be screened out. She stated that some residents will have criminal records, some of which may be a reflection of the addiction such as drug dealing and theft.
- Hendricks pointed out that based on the proposed zoning ordinance, a conditional use permit would not be needed as this proposed use would be conforming.

Motion made by Bahn, seconded by Helmuth, to recommend to the town board the approval of a CUP for parcels 022-0375 (home) and 022-0377 (acreage) for a one year term for up to a total of 8 women (includes residents and 24/7 staff). Voting in favor: Bahn, Helmuth, Jackson and Resop. Opposed: Kafer.

Zoning Change Hearing: Tracy Kallas, agent for property owner Pete & Tracy L. Kallas Living Trust, requested a zoning change for parcel 022-035501 on Stone School Road. There is a pending CSM that would split the 25 acre parcel into two lots with the home on appx. 2.43 acres. There would not be a change in use (single family / agricultural.) Currently there would be some setback violations with some of older outbuildings (7-8' from proposed property line versus 10') however Kallas stated these were in poor condition and being torn down. **Motion** by Kafer, seconded by Helmuth, to recommend to the town board to rezone Lot 1 (home) from A-3 to A-2. Lot 2 would remain zoned A-2. The motion carried unanimously.

Update on Ordinances (including Noise Ordinance): An update was not available for tonight's meeting as Dean Kaderabek was not in attendance. Hendricks is in the process of getting the current zoning handbooks from the former committee members, as well as copies of the proposed zoning update handbooks, for the new committee members.

Old Business: Egan provided an update on the Roger Kasuboski property at 3375 State Road 116. A CUP was issued in November 2010 and minimal improvements have been done to the site. Egan reported that Kasuboski began digging on the property today for a septic system. Egan further stated no building permit has been issued. Kasuboski confirmed at the last town meeting that he is running a trucking business from this address. Since it is zoned agricultural, the current use is non-conforming. The Town is in the process of taking Kasuboski to court.

The meeting was adjourned at approximately 8:10 P.M. following a motion by Kafer and seconded by Helmuth.

Submitted by: Nicole Bahn – Recording Secretary