

**Rushford Township Planning Committee Meeting
May 28, 2025**

Board and Committee Members Present: Zoning Administrator Eric Fruend, Town Clerk Peggy Hendricks and planning committee members: Town Supervisor Jerry Schoonover, Dan Stokes, Rob Resop, Noah Pomplun and Nicole Bahn. Additional attendees per the sign in sheet.

The meeting was called to order by Chairman Rob Resop at 7:02 P.M.

Zoning change request for parcel 022-02800201 on Edgewater Ridge by owner Daniel Koch

- Currently the 6.007 acre parcel is zoned general agriculture (GA)
 - Proposed CSM divides the parcel into two 3 acre lots with all setback requirements met
 - Request is to rezone lots 1 and 2 to Small Estate Residential (SER)
 - Single family residence to be built on each lot
- As the parent parcel had previously been split, the 2021 ordinance amendment to the Town of Rushford zoning and land use regulation was referenced
 - GA parcels under 20 acres may be subdivided into two smaller parcels if the resulting parcels will be owned by members of the immediate family
 - In this instance, it would be parents / child (all of which who were in attendance)
- David Carpenter voiced concern over the possibility of Indian remains in the area.
- Question on driveway access / visibility – plan is for separate driveways, culvert permit would be obtained
- It was suggested that the Kochs follow up with Martenson & Eisele to make sure the required language per the below motion is included in the final CSM

Motion made by Resop seconded by Pomplun: Recommend approval to the town board for a zoning change for parcel 022-02800201 for lots 1 and 2 on the proposed CSM from GA to SER for the immediate family members as allowed by the 2021 zoning ordinance amendment provided the final CSM notes that no additional splits of the resulting parcels will be allowed. All voted in favor except for Stokes who voted no.

Zoning change request for portion of parcel 022-0173 on Spring Road by owner Albright Brothers

- The CSM was previously approved earlier this year for the parcel to be split into two lots however the zoning change was not requested at that time
- The 38.82 acre parcel is currently zoned general agriculture (GA)
 - The request is to rezone lot 1 (5.016 acres) from GA to large estate residential (LER)
 - Majority of buildings are being removed from the larger parcel; one shed will remain on lot 2
 - Lot 2 will remain GA
- **Motion made by Schoonover seconded by Stokes:** Recommend approval to the town board for a zoning change for parcel 022-0173 for lot 1 of the CSM from GA to LER. All voted in favor.

Discussion on Rewrite of Ordinances

- Dean Kaderabek lead a high-level discussion looking at the goals from the 2004 comprehensive plan
- Zoning ordinances help to enforce the comprehensive plan
- Some general topics include promoting / conserving water resources, managing development / utilizing encouragement zones, maintaining a safe transportation system, encouraging agricultural activity and open spaces and preserving wildlife habitat
 - It was agreed that several of the 16 goals had overlap and could be combined
- Kaderabek will bring demographic information to the next meeting (such as population, housing trends, building permit numbers / location, area available etc.) to help determine how things have gone over the past 20 years, what is needed as well as what is expected for the future
- Committee members were encouraged to review and bring suggestions to next month's meeting

Old Business: None

New Business:

- A meeting is planned for next month as an additional zoning change application has been received.

The meeting was adjourned at 8:34 P.M. following a motion by Stokes and seconded by Schoonover.

Submitted by Nicole Bahn – Recording Secretary