

NEWTON COUNTY BOARD OF ZONING APPEALS

Tuesday, April 27, 2021

7:00 pm

Newton County Government Center

Agenda

- I. CALL TO ORDER;
- II. APPROVAL OF THE MARCH 23, 2021 MINUTES;
- III. JOHN & JUDY SCHEERINGA, BZA 4-21 LAND USE VARIANCE FOR AN AGRICULTURAL USE IN AN R-1A USE DISTRICT;
- IV. JOSHUA TALESKY, BZA 5-21 LAND USE VARIANCE FOR B-1 USE IN AN R-1 USE DISTRICT;
- V. OTHER MATTERS.

NEWTON COUNTY BOARD OF ZONING APPEALS MINUTES

April 27, 2021

7:00 p.m.

Newton County Government Center

Members Present:

Mr. James (Jim) Chamberlain – President
Mr. Russell (Russ) Collins, Jr.
Mr. Neil Riley
Mrs. Daisy Cicero – Secretary
Mrs. Rebecca (Becky) Goddard

Not Present:

Mr. John Cermak
Mr. Russell (Russ) Rigby

7:00 PM

I. CALL TO ORDER

PLEDGE OF ALLEGIANCE

II. APPROVAL OF MARCH 23, 2021 MINUTES

Russ Collins moved to approve minutes
Neil Riley seconded
Motion carried 3-0

III. JOHN & JUDY SCHEERINGA, BZA 4-21 LAND USE VARIANCE FOR AN AGRICULTURAL USE IN AN R-1A USE DISTRICT

Daisy Cicero: All letters were sent out and all returned except one. I'm unsure where the petitioners are, and if we want to continue with them absent.

Jim Chamberlain suggested rearranging the agenda to accommodate should they show up later. Item was moved to later in the meeting.

IV. JOSHUA TALESKY, BZA 5-21 LAND USE VARIANCE FOR B-1 USE IN AN R-1 USE DISTRICT

Jim called **Mr. Talesky** to the front to present.

Jim: It's been properly advertised?

Daisy: Yes, all but one returned and there were quite a few sent out.

Jim (to Mr. Talesky): Tell us what you'd like to do.

Mr. Talesky stated that he would like to open a bait shop, selling minnow and other fishing bait, and light tackle. Perhaps in the future more tackle and fishing gear could be sold, but unsure at this point.

Jim: Where is this located?

Daisy presented the map via projector and located the potential business on the northern area.

Jim: And that is residential?

Daisy: Correct.

Jim: Is this at your residence, or separate from it?

Mr. Talesky: It is separate. My house is the next residence over with the barn, and across the yard from that is the structure. I'm wanting to put that on a separate address, but that can't be done until it's approved. As far as getting my permits, I would need a separate address.

Jim inquired about parking.

Mr. Talesky stated that he presently has permits for a horseshoe driveway, but can't go further until it's approved.

Russ inquired as to if **Mr. Talesky** will sell sporting goods such as firearms and hunting gear, to which **Mr. Talesky** responded he's only planning to sell light tackle and minnows, but he's unsure what the plans could be down the road.

Jim: Plumbing? Septic? Are there restroom facilities?

Mr. Talesky: No, but I could. There's a water pump for the minnow tank, and I'm just waiting to see what happens first.

Jim: I assume with it being a business, you have to have restroom facilities?

Daisy and Mike Parrish [Environmental Specialist and Well/Septic Inspector] stated that it's not required. **Mike** stated that, because it's located in Sumava, he would not be able to install a new septic if he wanted to.

Jim inquired about traffic and business hours, to which **Mr. Talesky** stated there should not be much traffic difference since he's located near the Slough and LaSalle, and he is not in an area that would cause traffic congestion. As far as business hours, they would be open from daylight to dusk for normal fishing hours, and seven days a week. Unsure if it would be open year-round. That would depend on worker availability.

Jim: Close this to the board and open it to the public.

Mike Parrish: He probably knows this, but he needs to get a license from DNR to sell minnow.

Mr. Talesky stated that he's aware of this.

Members of the public stated that more bait options are needed in the community, especially in that area. This was reinforced by other members of the public.

Jim: I'll close it to the audience and open it back to the board. It doesn't look or sound like there's much public opposition.

Mr. Talesky: No; I talked to the people in the immediate area and they are good with it. I asked them before I even attempted this.

Russ moved to grant land use variance for B1 use in an R1 district.

Neil seconded.

Jim: If he sells the property, the Land Use Variance goes with the property?

Daisy verified this.

Jim: I would like to suggest a condition that the Land Use Variance is just for Mr. Talesky. If the property is sold, the Land Use Variance goes away.

Russ: I change my motion to approve, but if the property sells, it goes back to R1.

Neil seconded.

Motion passed 3-0.

III. [SECOND ATTEMPT] JOHN & JUDY SCHEERINGA, BZA 4-21 LAND USE VARIANCE FOR AN AGRICULTURAL USE IN AN R-1A USE DISTRICT

Jim: Scheeringa, the petitioner, I think, needs to be here.

A member of the public stated that they are present because the letter they received does not give them sufficient information on the intentions.

Daisy stated that they applied for sand mining.

The member of the public stated that they would like more details on this.

Jim stated that this issue will be pushed back since the petitioner is not here. It's likely to be the June BZA meeting as no petitions have been presented for May.

IV. OTHER MATTERS

Jim: No other matters. Do we have a motion to adjourn?

Neil moved to adjourn.

Russ seconded.

Meeting adjourned at 7:14 p.m.



President



Secretary