

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**And Joint Extraterritorial Zoning Committee**  
**Wednesday, October 16, 2019**  
**Held at Village Office**  
**154 N. Lexington Street**  
**7:00 p.m.**

1. Marcus called meeting to order at 7:03 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.  
Members present: Joel Marcus, Greg Prem (JEZC), Michael Broh, Ed Lilla (JEZC), Brad Hutnik (JEZC), and David Saperstein. Eugene Hausner was absent.  
Town JEZC members present: Fred Iausly and Jason Falteisek. Alternate Dave Radel appointed by the Town of Spring Green also attended. Irv Snyder was absent.  
Others present: Wendy Crary, Mike Curran, Jill Kane, Don Greenwood, Todd Miller, Barb Ouimet, and Dede Holverson. Aaron Holverson arrived at 7:51 p.m.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Prem, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the September 18, 2019 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion by Hutnik, second by Prem, to approve minutes from the September 18, 2019 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion passed with all in favor.
5. Discussion regarding the Board of Zoning Appeals decision to deny the appeal by Clinton Kane & Jill Janssen Kane. Todd Miller reviewed his report provided to the Plan Commission and JEZC. Miller explained the challenges with the process and voiced his concerns regarding Act 67. Miller stated, "The burden is placed on the applicant and the municipality". Miller said, "I recommend a review of all conditional uses and removal of those that are undesirable from the zoning ordinance". Iausly stated, "I'm a little critical of the report, there are many points about the JEZC and very little about the Plan Commission.". A heated debate ensued between members of the Plan Commission and JEZC. Broh stated, "We are not here to reargue the decision, we are here to review Todd's report and ask questions". Prem inquired about Miller alluding to a definition for commercial kennel. The Plan Commission and JEZC discussed the report and the fact that the absence of a definition leaves room for interpretation. Marcus stated, "We need to refrain from rearguing the decision". Curran asked, "Is this the decision of the Board of Zoning Appeals or a report of the Board of Zoning Appeals?" Miller stated, "If this does not provide an adequate explanation we can meet with the Village Attorney, the denial is final by the Board of Zoning Appeals". Curran questioned the validity of the Board of Zoning Appeals closed session meeting. Curran provided a copy of a Supreme Court Case for the public record and explained why he questions if the closed session was allowed. Crary requested that Curran discuss this matter with the Village Attorney. No action was necessary regarding this item.
6. Discussion and possible action regarding short term rentals and Air B&B's within the Village of Spring Green Zoning Ordinance. Iausly reviewed proposed zoning amendments for short term rentals and Air B&B's. Greenwood provided a list of things to consider regarding use of accessory buildings as residential rental units. Broh stated, "I was very vocal at the last meeting regarding being too restrictive". The Plan Commission and JEZC discussed building code and other issues surrounding Air B&B's. Broh requested that accessory structures and uses be on the agenda along with the definition of household occupations so they can be discussed. This item and the requested items will be on the next meeting agenda for further discussion. No action taken regarding this item.
7. General Public Comment: Curran stated, "Regardless of the reasons, the reasons that justify denial should be listed, the Plan Commission owes it to the applicant to state reasons for denial". There was no additional general public comment at this time.
8. Adjourn. Motion by Iausly, second by Broh, to adjourn at 8:24 p.m. Motion passed with all in favor.