

**VILLAGE OF BROKAW**  
**PLAN COMMISSION MEETING MINUTES**

**Place:** Village of Brokaw Village Hall, 218 Second Street, Brokaw, WI

**Date:** Thursday, October 5th, 2017

1. Call to order: 7:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll call: Jeff Weisenberger, Brenda Weisenberger, Mary Baumann, Matt Deffner, Rochelle Frank, Jenny Glovinski, Ann Ovel **Present.**
4. **Motion to approve Minutes of the September 7<sup>th</sup>, 2017 Plan Commission meeting as submitted/Deffner. 2<sup>nd</sup> B. Weisenberger. Motion carried unanimously.**
5. Items requiring Plan Commission approval:
  - A. **Discussion and possible action to consider approval of Mathy Construction CSM.** An updated map was presented by REI representative Tom Radenz. Administrator Rusch reminded the group that the previous CSM was denied due to the fact that access was not identified on the actual CSM. Recommendations to access the boat landing from 4<sup>th</sup> St. and Woodyard Road was assessed by Mathy and not something they were amenable to. He explained that Attorney Dietrich and Attorney VanderWaal have reviewed the map and approved language for the conditional approval of the CSM. Based on the approved language and timeline it gives CBA members the opportunity to continue to investigate ways to get access to the boat ramp along 4<sup>th</sup> St.  
  
**Motion to approve the submitted CSM contingent upon transfer of the property to the Village of Maine, Village of Brokaw or Marathon County. Property to be deeded or transferred by December 31<sup>st</sup>, 2017 or upon DNR remediation approval, whichever is later/Deffner. 2<sup>nd</sup> B. Weisenberger. Motion carried unanimously.**
  - B. **Heartland Co-op Seasonal Variance of the Conditional Use Permit (CUP) approved for previous owner of the facility.** Administrator Rusch reported that Heartland Coop assessed operational parameters after our last meeting. This action would address operation restrictions for this harvest season only. After the season is complete they would then go through the public hearing process to amend their CUP. Per Heartland Coop the conditions that would be acceptable are:
    - Operational variance from October 15<sup>th</sup> through December 15<sup>th</sup> to allow material to be received at the facility between 6:00 a.m. through 10:00 p.m.
    - Roasting operation limited to 6:00 a.m. through 10:00 p.m.

- Grain dryer, fans and supporting conveyors operating 24 hrs./day, 7 days/week.
- 3<sup>rd</sup> party noise level testing will be scheduled during peak operating conditions with information provided to the Village to assess future CUP requirements.

There was further discussion regarding making sure this only applied for this harvest season only. It was confirmed that this variance only applied to this season and that after reviewing the information that was collected over this season would identify problems that could be addressed at the CUP public hearing early next year.

**Motion to approve a seasonal variance allowing Heartland Coop to operate from October 15<sup>th</sup>, 2017 through December 15<sup>th</sup>, 2017 with the following restrictions:**

**Allow material to be received at the facility between 6:00 a.m. through 10:00 p.m. Roasting operation limited to 6:00 a.m. through 10:00 p.m. Grain dryer, fans and supporting conveyors operating hours allowed 24 hrs./day, 7 days/week. Perform 3<sup>rd</sup> party noise level testing will be scheduled during peak operating conditions with information provided to the Village to assess future CUP requirements/Deffner. 2<sup>nd</sup> B. Weisenberger. Motion carried unanimously.**

6. **Motion to Adjourn at 7:59 p.m. /Glovinski. 2<sup>nd</sup> Frank. Motion carried unanimously.**