

**CALUMET COUNTY**  
**PLANNING, ZONING & FARMLAND PRESERVATION COMMITTEE**  
**February 11, 2021**  
**THESE MINUTES ARE APPROVED**

**1. Meeting Announcement and Posting**

The meeting was properly announced and posted. Chair Hofberger called the meeting to order at 8:30 a.m.

**2. Roll Call**

Committee Members present: Hofberger, Budde (remote), Deiter, Kleckner, Ott, Kesler, Geiser

Staff Members present for all or part of the meeting: Meuer, Faust, Giebel and Mooney

Others Present: Supervisor Alice Connors, Supervisor Joe Mueller, Roger & Cathryn Woelfel, Dan Bloedorn, Gertrude Bonlander, Jon Woelfel (remote)

**3. Pledge of Allegiance**

The Pledge of Allegiance was recited by all.

**4. Approval of Agenda**

Motion by Deiter and seconded by Kleckner to approve the agenda. Motion carried unanimously.

**5. Approval of Minutes from January 14, 2021 Committee Meeting**

Motion by Deiter and seconded by Geiser to approve the minutes from the January 14, 2021 Planning and Zoning Committee Meeting. Motion carried unanimously.

**6. Communications**

None

**7. Convene Meeting and Enter Public Hearing**

**a. Petition 1: Cathryn and Roger Woelfel; Map Amendment; Section 82-48(f) of the Calumet County Zoning Ordinance; Section 27 and 34, T18N-R20E, Town of Charlestown. Rezoned from Exclusive Agricultural (EA) to General Agriculture (GA) for a business.**

The Woelfel's are petitioning the County to rezone a parcel of property from Exclusive Agricultural to General Agriculture to operate a fruit processing facility and a wedding venue. Meuer read the staff memo into the record. The Town of Charlestown has gone on record to support this petition. Discussion followed. Motion by Deiter and seconded by Geiser to grant the rezone request. Motion carried unanimously.

**b. Petition 2: Cathryn and Roger Woelfel; Conditional Use; Section 82-51(d) of the Calumet County Zoning Ordinance; Section 27 and 34, T18N-R20E, Town of Charlestown. Operation of a Fruit Processing Facility for the Production of Wine and Similar Spirits.**

The Woelfel's are requesting a Conditional Use Permit to operate a Fruit Processing Facility for the production of wine and similar spirits. Meuer read the staff memo into the record. The Town of Charlestown has no objection to this request. Discussion followed. Motion by Deiter and seconded by Geiser to grant the Conditional Use Permit. Motion carried unanimously.

- c. **Petition 3: Cathryn and Roger Woelfel; Conditional Use; Section 82-21 of the Calumet County Zoning Ordinance; Section 27 and 34, T18N-R20E, Town of Charlestown. Operation of a Wedding Venue Facility.**  
The Woelfel's are requesting a Conditional Use Permit for the operation of a Wedding Venue Facility. Meuer read the staff memo into the record. The Town of Charlestown has no objection to this request. Motion by Deiter and second by Geiser to grant the Conditional Use Permit. Discussion followed. The motion was amended. Motion by Deiter and second by Geiser to approve the Conditional Use Permit with the condition that the music is limited to 52 decibels after 11 p.m. Motion carried unanimously.

**8. Close Public Hearing and Reconvene Regular Meeting**

Public hearing closed at 9:10 a.m.

**9. Items for Action or Discussion**

- a. **Committee Decision regarding Driftwood Beach Backlots Final Plat per 62-30 (a) (6) A; Land Division Code**  
Mooney reported that the surveyor made some changes to the plat per submitted comments. The State Plat Review has approved the preliminary plat. Motion by Deiter and seconded by Ott to approve the Final Plat of Driftwood Beach Backlots. Motion carried unanimously.

- b. **Discuss Changes to Chapter 82 – General Zoning**

Meuer reviewed some of the changes to the general zoning ordinance. These included shipping containers, site plan reviews, non-conforming lots and solar facilities. Discussion followed. Staff will continue to work on revisions and bring back to the committee at the March meeting.

- c. **Discuss Strategic Plan Memo**

This memo was sent to Department Heads from the County Administrator to discuss goals with their home committee for 2021. No action taken.

**10. Report of Committee Members**

- a. **Reports of Official Meetings Held Since Last Committee Meeting**

None

- b. **Upcoming Events Reported by Committee Members**

Ott asked about the helicopters that have been flying around in the area. The US Geologic Survey is measuring the bedrock areas in the county.

**11. Report of Department**

- a. **Update Since Last committee Meeting**

Meuer reviewed the report with committee members.

- b. **Staff Updates**

Meuer highlighted some of the projects staff are currently working on.

**12. Upcoming Events/Past Events**

None

**13. Consider Specific Items for Next Meeting Agenda**

None

**14. Discuss Next Meeting – Thursday, March 11 2021; 8:30 a.m.**

The next meeting will be held Thursday, March 11, 2021 at 8:30 a.m.

**15. Adjournment**

Chair Hofberger adjourned the meeting at 10:26 a.m.

**Respectfully Submitted,**

Rose Faust  
Recording Secretary