

**Town Board and Genesee Plan Commission Public Hearing Minutes**  
**August 28, 2023**  
**5:45 P.M.**

Chairman Leair called the meeting to order at 5:45 p.m. Present were Town Board Chairman Sharon Leair and Supervisors, Jim Morris, and Rick Braun. Supervisor Charlie Ross joined the meeting at 5:50 p.m. Also present were Plan Commission members Brett Engelking, Mike Toole, Jeff Lightfoot and Joe Turzynski. Administrator Planner Jeff Herrmann and Deputy Clerk Rachael Workman were also present. Absent were Town Supervisor Buck Houston and Plan Commission member Bob Christiansen.

Chairman Leair read the Notice of Public Hearing. Chairman Leair deferred to Planner Herrmann to explain the proposed changes to the zoning code. Planner Herrmann explained that the goal is to base accessory building sizes on lot size, which is a change from the current code. Chairman Leair asked if there were any questions from the Town Board or Plan Commission. There were none. Chairman Leair then opened up to the floor for comment and asked those wishing to speak to state their name and address for the record.

Attorney Kathy Gutenkunst, representing Watts Engineering, stated that she is questioning if 2% of lot size is limiting. She asked if a higher percentage of lot size might be a better alternative for the overall character of the Town of Genesee. She would like the Town Board and the Plan Commission to place that percentage somewhere between 3%-5% so residents have a greater use of their property.

Adam Coker, W305S3077 Brookhill Rd. commented on a matter that was not the subject of the public hearing but that of a previous conditional use request he had made.

Steve Winters W304S3030 Brookhill Rd, commented on a matter that was not the subject of the public hearing but that of a previous conditional use request of his neighbor Mr. Coker. Planner Herrmann then asked Mr. Winters if he is in favor of a larger accessory building as this is what the public hearing is about. Mr. Winters stated that he thinks it depends on the size of the structure and if it is attached or not. He states that he would not be in favor of a six-story garage but feels that a one or two story multi-plex is ok.

Chairman Leair stated a reminder to the floor that this public hearing is about proposed zoning code amendments and not any conditional use.

Michelle Kelly, S30W30300 Sunset Dr, commented on a matter that was not the subject of the public hearing but that of a previous conditional use request by Mr. Coker. Regarding the zoning amendment, she stated that she does think the size should be increased.

Daniel Theisen, S30W30343 Valley View Rd, commented on a matter that was not the subject of the public hearing but that of a previous conditional use request by his neighbor Mr. Coker. Planner Herrmann stated that this is not the topic of this public hearing. Mr. Theisen then stated that he is in favor of more than 2% of property.

Adam LaRoche, S52W30169 Old Village Rd, stated that he is in support of the proposed amendment of at least 2%. He states that he is surrounded by many neighbors who have agricultural lots, which are allowed to put up a larger building than he is allowed.

Jim Kelly, S30W30300 Sunset Dr, states that he is in favor of having as large of a building needed to accommodate whatever you need.

There were several letters handed in to the Plan Commission Clerk which commented on a matter not the subject of the public hearing.

Chairman Leair then asked three times if there were any more comments from the floor. There were none so it was brought back to the table. Chairman Leair asked if there were any comments from the Town Board or Plan Commission. Planner Herrmann asked for the public hearing to be adjourned to a date certain so the Town Board and Plan Commission can do research on the impact 3%-5% of lot size would have. The date to come back is September 25, 2023. Supervisor Morris asked where the 2% came from. Planner Herrmann said that came from the County, but that we are not bound by that. Plan Commission Engelking stated that the current code pretty much follows a 2% size limit per zoning code to the minimum lot size such that if you have R-1 zoning but with a larger lot size you are still limited to a smaller size and that he is in favor of holding the hearing open. The proposed amendment would allow a larger building per lot size. Supervisor Ross states that he is also in favor of holding it open but even if looking at 3%, setbacks will still have to be met which will limit the size anyway. Planner Herrmann stated that we will still need the Plan Commission approval for an over 1,600 square foot building. Plan Commission member Engelking made a motion to adjourn this public hearing to a date certain, September 25<sup>th</sup> at 5:30 p.m. Seconded by Toole. The motion was approved 6-0. Town Board Supervisor Morris made a motion to adjourn this public hearing to a date certain, September 25<sup>th</sup> at 5:30 p.m. The motion was seconded by Town Board Supervisor Braun. The motion was approved 4-0. The public hearing was adjourned to a date certain at 6:05 p.m. Town Board Supervisor Morris made a motion to adjourn Town Board. Seconded by Town Board Supervisor Braun. The motion was approved 4-0. Town Board adjourned at 6:05 p.m.

Respectfully Submitted;

Rachel Workman  
Deputy Clerk, Plan Commission Secretary  
August 30, 2023