**Town of Bradford**

**Town Board and Planning and Zoning Committee**

**Joint Public Hearing**

**Tuesday, August 16th, 2022 at 6:00 p.m. at the Bradford Town Hall**

**Minutes**

1. Call to Order

Meeting called to order at 6:02 PM Sharon Hargarten excluding her self as she is on the agenda. In attendance Michael Oellerich Sharon Douglas Carie McGinnis Jimmy Churchill and Bob Risseeuw.

2. Presentation of a request by Sharon & Larry Hargarten for a Conditional Use Permit for Parcel No. 6-3-53.2,in the SE ¼ & SW ¼ of Section 6, Emerald Grove Road, Section 5.5 Chapter One, the Zoning Ordinance, of the Code of Ordinances of the Town of Bradford for the purpose of more animals on the property than allowed.

Jordan Hargarten shares with the Planning And zoning board that he has a 20 cow calf operation and plans to maintain them. He calves in the spring and calves leave in the fall. Plans to maintain that same number. Larry added that there is a facility that is a windbreaker and a bedding pack on the property. The animals are out of sight and are going to establish a grass area again. Jimmy Churchill asked how many acres are on the property. Hargarten‘s response is 16 acres and Larry adds that they have land to go with for the manure. Manure is to be hauled throughout the year. Jimmy asks about the waterway. Larry states that they are in compliance with the county and Sharon ads that Norm from the county has came to look at it and once calves are weaned they go to Sharon and Larry‘s farm. Jimmy states that the property is temporary over stacked. Larry states calves are born in April where they are temporary housed. Adjacent land is also owned by Hargarten‘s. County has a good development plan for the property. Jimmy asks about runoff and the location to the creek. Calves will not be on the area when the land is wet. Sharon Douglas asks how many head of cattle will be on the farm. Jordan states 20 call head. Haargarten‘s are farming land. Don Welsh a resident lives down the road and asked how many extra cows are they putting their and asks about the creek and running water under the bridge. Asked how much excess runoff goes into the creek bed because every time we get heavy rains it backs into the creek and it is not their fault but Bradford‘s fault. resident states that Bradford has said they can’t clean it because they can’t spray because of the kettle. I already lost one well because of the back up issues. Jimmy responds that the county has a plan. Larry states that they have a plan in place with the county. Dave adds that there is 100 foot filter area added in the new plan. The creek bed does back up. But it’s not an issue from the farm. Larry states that it floods to the east and rarity is flooded in their dress way east of the area is where the flood comes. Jimmy asked Larry what their land is zoned out. Sharon responds that it is zoned a one. Carrie and Jimmy asked if anyone has any other concerns. Michael states 20 cows and 20 Calves are 4 more animal units than allowed. The total for kettle required would be 24 animal units on 16 acres so that would be eight units over. You’re around would be 20 head maintained. Ben stateis that it is no different than the dairy on Highway 14. Loren says that they jump through hoops and talks with the county. Larry adds that if land was contiguous it would not be an issue. Dan says that they graze in the summer so it’s not an issue it’s only when in confinement when I’m not on the hill.

 3. Discussion

4. Presentation of a request by Myra Roehl in regards to a request for a zoning change for Parcel No. 6-3-154A , part of the SE 1/4 , NE ¼ Section 22, Carvers Rock Road, Town of Bradford Chapter 19 of the Code of Ordinances of the Town of Bradford for a change of zoning from A-1 to A-2.

5. Discussion

Myra Roehl has filed a request for a permit to build a garage in the barn Sharon explains to everyone that we have some non-conforming parcels in the township and reel was zoned A1 but needs to be zoned 82 in order to conform for the parcel as needed for her permits. Kurtis asked what the normal wait time for changes. Sharon states that the wait time and through the process will have answers tonight. Kurtis states this is his first meeting.

6. Presentation of a request by Corina and Justin Burke for a rezone from A1 to A2 for Parcel No. 6-3-154 , part of the SE 1/4 , NE ¼ Section 22, Carvers Rock Road, Town of Bradford under Chapter 19 of the Code of Ordinances of the Town of Bradford for a change of zoning from A-1 to A-2.

Justin and Cori Burke were unable to attend this evening. Sharon states that the parcel is non-conforming for zoning again A1 to a2. Residents bring up concerns. Board advises to hold those concerns unless they are directly related to the zoning change and to wait until conditional use request.

7. Discussion.

8. Presentation of a request by Corina and Justin Burke for a Conditional Use Permit for Parcel No. 6-3-154 , part of the SE 1/4 , NE ¼ Section 22, Carvers Rock Road, Town of Bradford under and for a Conditional Use Permit under Chapter 1, section 5 to build a building and provide shelter for horses to allow for a total of 13 horses on the property.

Justin and Cori Burke were unable to attend this evening. Virginia Pike is a neighbor and has concerns that there is not a plan for the manure. Carie McGinnis read the letter to the joint hearing from the Berks. Loren asks who the Burkes have hauling manure on the property. Virginia asks if agreements have been made with neighbors to spread manure. no agreements have been made. Loren in the past says that Vegters used to owns the property. Board member asks how many horses are on the property. Understanding is that horses are at Myra‘s across the road as well. Sharon asked how many horses are on the site. currently only three on site but neighbors are housing some. Roehl’s have 4 to 5 horses. Lyn has three. Dan says there are more there. Carie asks if they are all on the property. Carie also asked how many you can be on the property. Michael states that she can have five horses per her acreage. She has 26 animal units on her property. Kurtis asks if this is different in cows versus horses. Michael states he doesn’t make the rules but goes by the animal unit chart. Jimmy says it is a moot point for the manure. Dan says there is a watershed there and can’t cover it with a tarp. Jimmy says no agreements are signed at this point. Sharon says they just can’t do anything at this time until more information is had.

9.Adjournment

Public hearing adjourned at 6:29 PM

**Town of Bradford**

**Planning and Zoning Committee Meeting**

**Tuesday, August 16th, 2022 immediately following the public hearing**

**Agenda**

1. Call to Order and Roll Call

Carie McGinnis Jimmy Churchill Bob Risseeuw Sharon Douglas Marlina Jackson. Sharon Hargarten not participating.

2. Pledge of Allegiance

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3. Adoption of the Agenda

Motion to adapt to the agenda. (Sharon Douglas/Bob Risseeuw). Motion carries my voice vote with no negative vote

4. Approval of the minutes to the last meeting

Motion to approve the minutes from the January Planning And Zoning meeting. (Jimmy Churchill/Sharon Douglas). Motion carries by voice vote with no negative vote

5. Discussion and action on a recommendation for the Town Board for Conditional Use Permit for Parcel No. 6-3-53.2,in the SE ¼ & SW ¼ of Section 6, Emerald Grove Road, Section 5.5 Chapter One, the Zoning Ordinance, of the Code of Ordinances of the Town of Bradford for the purpose of more animals on the property than allowed

Carie reads the request for the conditional use from the Hargarten. States the eight animal units over includes calves for four months of the year. Year-round would be for head over. Sharon Douglas says as a conditional use we could expect the county agreement to be used. Carie asks if they have a signed agreement. Marlina shares that they have a signed agreement with the county. A motion to make a recommendation to the board to allow for the conditional use that the landowner will reestablish the vegetation by September 1 and another condition for livestock to be excluded from the new seating until it’s established. Life sucks excluded between building and stream area to serve as a stream buffer that may be allowed to. Terms from county as well. (bob Risseeuw/Sharon Douglas). Motion carries my voice vote with no negative vote. Jimmy states that since they have the adjacent land that ties into their land to haul manure it is it should not be an issue and looking that they have a farm next to it where manure goes it is not a landlocked piece. Carrie asks if any other conditions are needed. Jimmy wants to see if the other 5 acres could be added in the future to be in compliance. Michael says it becomes excepted by recommending the conditional use. 20 cow calf pairs go over by eight units but includes the agreement from the county to be in compliance.

6. Discussion and action on a recommendation for the Town board for Zoning change of Parcel No. 6-3-154A , part of the SE 1/4 , NE ¼ Section 22, Carvers Rock Road, Town of Bradford Chapter 19 of the Code of Ordinances of the Town of Bradford for a change of zoning from A-1 to A-2.

A motion to make a recommendation to change the zoning from A1 to A2 at Roehl’s property.(Sharon Douglas/Bob Risseeuw).

7. Discussion and action on a recommendation for the Town board for Zoning change of Parcel No. 6-3-154 , part of the SE 1/4 , NE ¼ Section 22, Carvers Rock Road, Town of Bradford under Chapter 19 of the Code of Ordinances of the Town of Bradford for a change of zoning from A-1 to A-2.

There is a motion to table even the zoning as more information is needed. Bob asks about recommending a zoning change. There is a motion to make the recommendation of zoning change from a one to a two. Motion carried by voice vote with no negative vote.

8. Discussion and action on a recommendation for the Town board for Conditional Use Permit for Parcel No. 6-3-154 , part of the SE 1/4 , NE ¼ Section 22, Carvers Rock Road, Town of Bradford under and for a Conditional Use Permit under Chapter 1, section 5 to build a building and provide shelter for horses to allow for a total of 13 horses on the property. Per discussion with Planning And Zoning board recommends tabling this conditional use request until more information is received. Motion to table approved by voice votes with no negative vote.

9. Adjournment Motion to adjourn Planning And Zoning meeting. Motion carried by voice vote with no negative vote. Meeting adjourned at 6:49 PM