

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

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

**Date:** Thursday November 9<sup>th</sup>, 2017

**AGENDA**

1. Call to order by Chair Weisenberger at 7:31 p.m.
  
2. Pledge of Allegiance was recited.
  
3. Roll call: Jeff Weisenberger, Mary Baumann, Matt Deffner, Rochelle Frank and Jenny Glovinski present. **Ann Ovel and Brenda Weisenberger (excused)**
  
4. **Motion to approve Minutes of the October 5<sup>th</sup>, 2017 meeting as submitted/Deffner. 2<sup>nd</sup>/Glovinski.** Motion carried unanimously.
  
5. Items requiring Plan Commission approval:
  - A. Heartland Co-op Seasonal Variance amendment of the Conditional Use Permit (CUP) approved at the October 5<sup>th</sup> meeting. Administrator Rusch explained that Heartland Coop had met on site at the Manowski residence to assess noise and vibration levels from their operation and that the original thought was that the overhead fans were the main culprit. He had been in contact with Heartland Representatives and determined that the bulk of the original variance conditions could stay in effect but that they are requesting the end date of the Variance to extend to December 31<sup>st</sup> and to allow operation of the dryer, fans and associated conveyors 24/7 within the variance timeline. Zak Rau from Heartland Coop explained that they had revisited the Manowski residence after the first review and attributed most of the issues to the cumulative effect of running all the equipment at the same time. He explained that they would manage the operation of the equipment better to avoid that scenario. Dan Manowski explained that Zak did come to his house and take sound measurements. He agreed with Zak's assessment and explained that he talked with neighbors and that they are willing to accept the new conditions as presented, as long as the requirement to readdress the issues after the Variance has expired stays in place. Administrator Rusch presented the amended Variance to read:

**2017 seasonal variance allows Heartland Coop to operate from October 15<sup>th</sup>, 2017 through December 31<sup>st</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 are allowed to operate 24 hours per day, 7 days per week over the course of the Variance timeline.**

**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.**

**Motion to recommend the Board accept the new terms of the variance as presented/Glovinski. 2<sup>nd</sup>/Frank. Motion carried unanimously.**

**6. Motion to adjourn @ 7:55 p.m./Baumann. 2<sup>nd</sup>/Deffner. Motion carried unanimously.**