

**MINUTES OF
GREEN COUNTY BOARD OF ADJUSTMENT
Wednesday, March 18, 2026**

1. CALL TO ORDER AND ROLL CALL

The Board of Adjustment met in the County Board Room of the Green County Courthouse in Monroe on Wednesday, March 18, 2026. At 2:00 p.m., the meeting was called to order by Chair Fahey. Roll call was taken and present were Ted Fahey, Wayne Dieckhoff, Joni Waelchli-Buehl and Cal Wasserstrass. Also present was Assistant Zoning Administrator, Sara Larsen and Zoning Technicians Staci Lehman and Jeff King.

2. CONSIDER THE MINUTES

Motion by Dieckhoff, second by Wasserstrass to approve the minutes. Motion carried.

3. ANNUAL INSPECTIONS

The Board approved the Lincoln's Double G Concrete, Becker, Meehan, Crouch, Guthrie Saunders and Drager inspections

4. VIRTUAL SITE VISIT(S)

- A. Dee's Nutz and Berries, LLC, landowner; located at N3591 State Highway 104, section 24, Town of Decatur.

Application for a conditional use permit for the operation of an agricultural entertainment business.

- B. Martintown Community Church, landowner; located at W8996 Lena Street, Section 32, Town of Cadiz.

Application for a variance to construct a church addition in the setback area of County Highway M, approximately 53 feet from the centerline vs county code minimum of 75 feet.

5. SCHEDULE NEXT MONTH'S MEETING DATES:

Site visits/Public hearings(s)-April 15, 2026 at 7:00 p.m. in the County Board Room of the Historic Courthouse. Motion by Wasserstrass, second by Waelchli-Buehl to recess the meeting until 2:30 p.m. Motion carried.

6. CONDUCT HEARING(S)

- A. At 2:30 p.m., Fahey called the DEE'S NUTZ AND BERRIES, LLC public hearing to order, stating that the purpose was to consider application 2026-040 for the issuance of a conditional use permit for an agricultural entertainment business. The land is zoned agricultural and is located at N3591 Highway 104, section 24, Town of Decatur. Roll call of the parties of interest was taken and present were, landowner, Heather Brown and adjoining landowner Brian Chapman. All other parties of interest were absent. For testimony and evidence presented at the public hearing refer to shared Public Hearings APP 2026-040. After hearing all testimony and evidence presented at the public hearing, Dieckhoff made a motion that was seconded by Waelchli-Buehl to approve the Conditional use permit with the following conditions;

1. County Code 4-3-1-2-A(14)4-u Agricultural Entertainment;
2. Growing fruit & nut crops and seasonal U-Pick- portable restrooms;
3. Parking on property – No parking on public roads (State HWY 104);
4. On-site store, educational activities, tours, workshops, and classes – and weddings, graduation, private events;
5. Amplified sound ends at 11pm;
6. Year round 8 am-11pm, 7 days a week;
7. Shed will have restrooms CSP 2024-108;
8. No overnight camping/stays;
9. Building cap Max size of 10,000 sq feet;
10. Downward facing lighting; and
11. Letter notifying local fire department with copy to zoning.

Roll call on the motion was as follows: Waelchli-Buehl, aye, Wasserstrass, aye and Dieckhoff, aye. The motion carried. Motion by Wasserstrass, second by Waelchli-Buehl to recess the public hearing. The motion carried.

- B. At 3:00 p.m., Fahey called the MARTINTOWN COMMUNITY CHURCH public hearing to order, stating that the purpose was to consider applications 2026-058 for the issuance of a variance to construct a church addition 53' from the centerline of County M vs. County Code of 75'. The land is zoned agricultural and is located at W8996 Lena Street, section 32, Town of Cadiz. Roll call of the parties of interest was taken and present was Martintown Community Church, landowner; Sarah Goeke, agent for landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing refer to shared Public Hearings APP 2026-058. After hearing all testimony and evidence presented at the public hearing, Wasserstrass made a motion that was seconded by Dieckhoff to approve the variance as requested. Roll call on the motion was as follows: Waelchli-Buehl, aye, Wasserstrass, aye and Dieckhoff, aye. The motion carried. Motion by Dieckhoff, second by Wasserstrass to recess the public hearing. The motion carried.

6. ADJOURNMENT

Motion by Dieckhoff, second by Waelchli-Buehl to adjourn. The motion carried by unanimous voice vote

Secretary
Larry Eakins

Sara Larsen
Acting Secretary