

Minutes

Town of Ledgeview Zoning & Planning Commission

November 14, 2012

Members Present: Chairwoman Jane Tenor, Joel Pansier, Rebecca Afshar and alternate Dennis Rukamp. Renee Van Rossum, Todd Hendricks and Mark Handeland were excused. Al Case joined the meeting at 6:09pm.

Support Staff Present: Sarah Burdette (Town Clerk/ Administrator) and Renae Peters (Recording Secretary)

The meeting was called to order at 6:01pm by Chairwoman Jane Tenor.

Approve/ Amend Agenda: Rebecca Afshar made a motion to approve the agenda as posted. Joel Pansier seconded the motion. Motion carried.

Minutes: Joel Pansier made a motion to approve the October 10, 2012 minutes as written. Rebecca Afshar seconded the motion. Motion carried.

Public Hearings: None

New Business:

- a. The Commission reviewed the conditional use request by Marty Brice, agent for the property owners at 3604 Meadow Sound Dr., to allow a storm water lateral outfall in conservancy located on parcel D-746 draining from parcel D-710. The project meets all Town requirements and staff has no issues with it. There will be no impact on wells in the area. There will be no maintenance for the Town's public works but it will be monitored by them. The pipe will be bored in and camouflaged in the conservancy so as not to disturb existing surroundings. Rebecca Afshar made a motion to recommend approval of the conditional use permit and to move it on to a public hearing at the Town Board level with the condition that public works will inspect the pipe in the conservancy every five years. Joel Pansier seconded the motion. Motion carried.
- b. The Commission reviewed the petition from the Town of Ledgeview to vacate a portion of Outlot 1 on the plat of Meadow Ridge as a park or conservancy in the Town. This is a circuit court matter of a fence encroachment onto Town conservancy. The Town and property owners (Sullivan) will swap equal portions

of land. Rebecca Afshar made a motion to forward the petition to the Town Board. Joel Pansier seconded the motion. Motion carried.

- c. The Commission reviewed items c. and d. as one matter and made a single motion for both items. The Commission reviewed the CSM and ADP (area development plan) requests made by David Chrouser of Mau & Assoc., agent for Linda J. Mc Allister, to create Lot 1 on parcel D-226 located on Dickinson Rd. Staff recommended the Commission consider asking the property also be rezoned from A-2 Agriculture to RR Rural Residential. Ms. Mc Allister-Lorger and Mr. Schrickel, the current and future property owners, want the property to stay A-2 due to the plans to build an accessory building on the property along with a residence, however, the size of the accessory building planned is not permitted in any Town zoning unless certain farming functions are met. The Commission did see the benefit of rezoning the property to RR since the Comprehensive Plan does show that appropriate for future land use. The property is in the sewer service area. Mr. Schrickel expressed that he would be willing to farm a portion of the land. Ms. Burdette said she would research the qualifications of agricultural use. Joel Pansier made a motion to table both item c. and d. until the December meeting so more information could be gathered. Rebecca Afshar seconded the motion. Motion carried.
- e. The Commission reviewed the sign permit request from Pat Larscheid of Mi-Mar Builders, agent for Buds 'N Bloom, to install a wall mount sign at 1876 Dickinson Rd. This sign is within the permitted square footage. The sign is on their building in Bellevue and the owners want to move the same sign to their new location on Dickinson Rd. Rebecca Afshar made a motion to recommend approval of the sign permit. Al Case seconded the motion. Motion carried.

Old Business: None

Zoning Administrator's Report:

- a. Ms. Burdette reported that there are no current site review items for December. Future agenda items include the site plan for the assisted living facility from October's meeting and the tabled items from this meeting.

- b. The Town Board approved all items from the October meeting.

Communications:

The Commission expressed the difficulty in making a decision on the CSM and ADP requests made by the Mc Allister family.

Al Case made a motion to adjourn at 7:20pm. Joel Pansier seconded the motion. Motion carried.

Minutes prepared and signed on November 15, 2012 by:

Rena Peters, Recording Secretary