

Minutes

Town of Ledgeview Zoning & Planning Commission

July 10, 2013

Members Present: Chairwoman Jane Tenor, Vice Chairman Mark Handeland, Renee Van Rossum, Rebecca Afshar, Mark Chambers and Chet Lamers

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

The meeting was called to order at 6:00pm by Chairwoman Tenor.

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

Minutes: Rebecca Afshar made a motion to approve the June 12, 2013 minutes as written. Renee Van Rossum seconded the motion. Motion carried.

Public Hearings: None

New Business:

- a. The Commission reviewed a sample Agricultural Farmland Preservation ordinance compiled by Aaron Schuette of Brown County Planning. Each municipality in Brown County must adopt some form of this ordinance creating a new zoning district of AG-FP, Agriculture- Farmland Preservation. The Commission made the following changes:
 1. Section A(1)(d)- change 2 employees to 4
 2. Section A(7)- add "or duplex"
 3. Section B(3)- choose "s.60.61(5)"
 4. Section D(4)(c)- change 2 employees to 4
 5. Section E(1)(a)- refer to Zoning Code 135-251
 6. Section E(1)(a)(b), E(2)(a), E(3)(a)(b), E(4)(a)- permit authority will be stated as "Zoning Administrator or designee"
 7. Section F(1)- zoning authority will be stated as "Town of Ledgeview"
 8. Section G(1)- dimensional requirements inserted will match those of the current A-1, Exclusive Agriculture zoning.

The Commission was given the task of reviewing the definitions and body of the ordinance before the August meeting for further review at that time.

Mark Handeland made a motion to table the review of the Agriculture-Farmland Preservation ordinance until the August 14, 2013 meeting. Jane Tenor seconded the motion. Motion carried.

Old Business:

- a. The Commission continued the review of code 135-15, Fences and 135-16, Swimming pools, hot tubs and spas. Renae Peters obtained background information from Dave Enigl, Town Building Inspector, as requested by the Commission. The Commission made the following changes to code 135-15:
 1. Added 3(d) to read “The Town Clerk and Zoning Administrator together have the authority to deviate from the height requirements.”
 2. F(1)- Removed “ponds”
 3. Change section G to read “Man-Made Bodies of Water. All fencing for man-made bodies of water as defined in 135-222 shall comply with Article XXIV.” Security fencing and all following sections would be re-lettered.

Please note that any pond is a conditional use. Any design safeties and fencing requirements will be included in the application.

The Commission made the following changes to code 135-16:

1. A(1)- added “,hot tub or spa”, changed 4 ft to 48 inches, added “including fence”, added “No fence shall be required if equipped with a safety cover complying with ASTM F1346 which is closed when not in use.”
2. Section D, E, F, and G- removed the word “family”
3. Changed Section C to read “All entry points into the fence shall have gates or doors equipped with self-closing and self-latching devices that are inaccessible to small children. Doorways leading from a dwelling or accessory building to the enclosed area need not be so equipped.”
4. An addition should be made to include wording such as “Any hot tub or spa abutting the wall of a structure shall be surrounded by a fence no less than 48 inches on the adjacent non-abutted sides.”

Renee Van Rossum made a motion recommend approval of amending code 135-15 and 135-16 with the above changes. Mark Chambers seconded the motion. Motion carried.

Zoning Administrator Report:

- a. Future Agenda Items:
 1. Henninger CSM
 2. Gossen CSM
 3. AG-FP revisions
 4. Comprehensive Plan/ Park Plan RFQ update

- b. The Town Board approved the recommendation of the Commission for the Henninger site plan. The ordinance changes recommended for protest petitions, non-conformity and Institutional Zone requirements will have a public hearing at the August 5, 2013 Town Board meeting.

Communications:

Jane Tenor requested to have meeting procedures as a future agenda item. Sarah Burdette said she could supply the Commission with examples of proper rules and conduct.

Renee Van Rossum made a motion to adjourn at 7:25pm. Chet Lamers seconded the motion. Motion carried.

Minutes prepared and signed on July 11, 2013 by:

Rena Peters
Recording Secretary