

Minutes

Town of Ledgeview Zoning & Planning Commission

February 12, 2014

Members Present: Chairwoman Jane Tenor, Vice Chairman Mark Handeland, Mark Chambers, Renee Van Rossum, Chet Lamers and Al Case.

Support Staff Present: Jeff Sanders (Comprehensive Plan consultant), Dustin Wolff (Town Planner), Sarah Burdette (Town Clerk/ Administrator) and Renae Peters (Recording Secretary)

The meeting was called to order at 6:03pm by Chairwoman Jane Tenor.

Approve/ Amend Agenda: Chet Lamers made a motion to approve the agenda as posted. Mark Handeland seconded the motion. Motion carried.

Minutes: Mark Handeland made a motion to approve the January 15, 2014 minutes as written. Al Case seconded the motion. Motion carried.

Public Hearings: None

New Business:

- a. Jeff Sanders of Community Planning & Consulting introduced Chapters 1, Issues & Opportunities, and 3, Transportation, of the Comprehensive Plan update to the Commission. He explained that additions or changes to the existing plan are in red type and briefly reviewed these areas along with the charts and graphs within the chapters. Specific community survey and engagement session information will be included in each chapter, as well as summarized in Chapter 1 and printed in entirety at the end of the plan. The Commission had concerns about a few graphs, maps and the update process in general but Mr. Sanders asked them to review the chapters introduced this month on their own time and notify staff of any questions or issues in the next couple weeks so review in March would be smooth. Ms. Peters will forward contact information for staff to all members of the Commission.
- b. The Commission reviewed an ordinance amendment to Town of Ledgeview code Chapter 135, section 25, Telecommunications. In early 2013, Wisconsin statute 66.0404 was changed, altering local authority to regulate cell tower siting. This amendment would bring Ledgeview's existing code into compliance with the new

state code. The amendment prohibits the Town from limiting tower height or denying a tower due to height. It also prohibits the Town from denying new towers or modifications to existing towers solely on the basis of aesthetics. The amendment allows towers in any zoning district. This amendment requires a public hearing at the Town Board level. **Rebecca Afshar made a motion to recommend approval of the ordinance amendment to 135-25, Telecommunications, to comply with state statute 66.0404. Al Case seconded the motion. Motion carried.**

Old Business:

- a. The Commission reviewed the ordinance amendment to Town of Ledgeview code Chapter 135-11, regarding the keeping of chickens. (This was moved from Chapter 7, Animals, as it is considered a zoning issue.) Four hens, no roosters, will be allowed in R-1 and R-R residential zoning. The property must have a principal use. The resident must apply for and receive an annual permit, for a small fee, to keep the chickens. Letters will be sent to neighboring properties informing them of Town code 135-11. Chicken coops may be mobile but must meet principal setbacks and chickens must be cooped at all times. Slaughtering of chickens and/ or sale of eggs or chicks is prohibited. Any complaints must be in written form and will be enforced by the Town's Code Enforcement Officer. Three complaints in one year will cause the resident's chicken permit to be revoked. This amendment requires a public hearing at the Town Board level. **Al Case made a motion to recommend the ordinance amendment to Chapter 135-11 with the following conditions:**
 1. Change any reference from "City" to "Town"
 2. Under 135-11(V)(11), strike "nuisance"**Mark Chambers seconded the motion. Motion carried.**
- b. Staff is waiting for Brown County Planning to make final updates to the official zoning map. **Mark Chambers made a motion to table the review of the official zoning map until the map is finished. Rebecca Afshar seconded the motion. Motion carried.**
- c. Mr. Wolff forwarded the Commission-modified model Agriculture- Farmland Preservation ordinance to WI-DATCP for comments. The comments he received back were minor and Mr. Wolff advised the Commission to keep the changes they had made. There will be no further changes to the map. This amendment requires a public hearing at the Town Board level. **Renee Van Rossum made a motion to recommend the ordinance for Agriculture- Farmland Preservation. Al Case seconded the motion. Motion carried.**

Zoning Administrator Report:

- a. Future Agenda Items:
 1. Comprehensive Plan update chapters 4 and 5
 2. Fence ordinance amendment- alcohol at festivals
- b. The Town Board approved the recommendations for the sign at 1950 Dickinson Rd., Belle Isle Meadows final plat, and the Angel's Touch site plan.

Communications:

Jane Tenor was concerned about the Angel's Touch site plan and the greenspace allowed near the parking/ driveway area. The PDD zoning overlay does give a bit of leeway but the site plan allows for adequate greenspace.

Mark Handeland asked if the Commission should look into re-writing the PDD zoning ordinance.

The Commission asked how they might protect the Ledge. Mr. Wolff replied it could be incorporated into the Comprehensive Plan update.

**Rebecca Afshar made a motion to adjourn at 8:33pm. Al Case seconded the motion.
Motion carried.**

Minutes prepared and signed on February 13, 2014 by

A handwritten signature in cursive script that reads "Renae Peters".

Renae Peters
Recording Secretary