

Minutes

Town of Ledgeview Zoning & Planning Commission

March 13, 2013

Members Present: Chairwoman Jane Tenor, Vice Chairman Mark Handeland, Rebecca Afshar, Joel Pansier, Renee Van Rossum and Al Case. Todd Hendricks was excused.

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

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

Approve/ Amend Agenda: Jane Tenor made a motion to cancel item c under new business due to removal of the official request by the owner. Rebecca Afshar seconded the motion. Motion carried. Jane Tenor made a motion to approve the agenda with the above change. Joel Pansier seconded the motion. Motion carried.

Minutes: Mark Handeland made a motion to approve the February 13, 2013 minutes as written. Renee Van Rossum seconded the motion. Motion carried.

Public Hearings: None

New Business:

- a. Due to item a, an amendment to Chapter 135-8 to add a definition of "Community Center" and item b's, an amendment to Chapter 135-117 Institutional code to add a conditional use for a "Care Giver Support Center", affiliation with the same issue (Wouters' care giver support center on Heritage Heights Rd.), the Commission reviewed them together. The "Community Center" definition is taken from the American Planning Association Planning Dictionary. If approved, the Wouters' property could be rezoned Institutional without a conditional use permit. Jane Tenor was concerned about the size of a building allowed if there wasn't a conditional use and Sarah Burdette assured her that building size and dimension is set down in the zoning regardless of use. Mr. Wouters stated his property is adjacent to Unity Hospice, which is already zoned Institutional, and trails between the properties have been talked about. Rebecca Afshar had a question about the sturdiness of the road with the added traffic and if there was adequate parking. Sarah assured her staff review had approved the plan. Rebecca Afshar made a motion to recommend amending Chapter 135-8 of the zoning code to add a

definition for “Community Center” stated as: A building to be used as a place of meeting, recreation, or social activity and not operated for profit. Al Case seconded the motion. Motion carried.

- b. Mark Handeland stated he wished to avoid conditional uses altogether but Rebecca Afshar wanted to entertain the idea of approving both the definition and the conditional use to cover all bases. Any “for profit” uses would be covered under the conditional use option. Jane Tenor made a motion to recommend amending Chapter 135-117 of the zoning code to add “C.” to the conditional use list which would include Care Giver Support Center. Rebecca Afshar seconded the motion. Tenor, Case, Pansier, Afshar and Van Rossum- Aye, Handeland- Nay. Motion carried.
- c. See Approve/ Amend Agenda.
- d. The Commission discussed the process for the 10 year update of the Comprehensive Plan. Sarah identified 3 possible options: take sections of the current plan to review and change, discard the entire current plan and start anew, or approve the current plan for another 10 years. Review, change and approval will take an entire year. The Commission thought about the rapid population growth since the last plan was approved in 2004 and how the needs of the residents have changed. Sarah asked for broad direction from the Commission and they want to have a request for proposal done for a firm assist with this revision. This will help the Commission choose what new goals to strive towards and which sections of the plan to consider for change.
- e. The Commission discussed how to proceed with zoning ordinance and definition updates. It is completely up to the Commission to decide how and when the code is changed. Sarah mentioned that they could assume that there will be alterations to the code during the comprehensive plan update and that maybe they should wait for an overhaul until after the plan is completed to prevent repetitious changes. The Commission should focus on broad interpretation instead of word-smithing. The Commission also asked that a change form be made up so minor errors or changes can be noted immediately.

Old Business: None

Zoning Administrator Report:

- a. Future Agenda Items:
 - 1. Aaron Schuette from Borwn County Planning will come in to discuss the Working Lands Initiative
 - 2. The above changes in the zoning text along with the Wouters’ rezone, site plan and ADP.
- b. Town Board decisions: The Town Board approved all the recommendations from February’s meeting except the items pertaining to the Oak Park project which were tabled.

Communications: Sarah explained why the Oak Park project seemed to come up all of a sudden to the residents as they don’t see all the background work that is done before a

board acts upon an issue. Sarah updated the Commission on how the public hearing at the Town Board level went concerning this issue and Mark Handeland suggested having future public hearings at the Commission level in hopes it may diffuse animosity. However, public input is not meant to be a dialogue.

Sarah also updated the Commission on the GV-10 reconstruction project and informed them the HWY G bridge near the Shell station will be fixed mid-June.

Joel Pansier made a motion to adjourn at 7:40pm. Al Case seconded the motion. Motion carried.

Minutes prepared and signed on March 14, 2013 by:



Renae Peters
Recording Secretary