

Minutes

Town of Ledgeview Zoning & Planning Commission

September 10, 2014

Members Present: Vice Chairperson Mark Handeland, Renee Van Rossum, Mark Chambers, Taurino Garcia, Chet Lamers and alternate Nedd Niedermeyer. Jane Tenor and Rebecca Afshar were excused.

Support Staff Present: Dustin Wolff (Town Planner), Jeff Sanders (Comprehensive Plan Consultant) and Renae Peters (Recording Secretary)

The meeting was called to order at 6:06pm by Vice Chairperson Mark Handeland.

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

Minutes: Chet Lamers made a motion to approve the August 13, 2014 as written. Renee Van Rossum seconded the motion. Motion carried.

Public Hearings: None

New Business:

- a. The Commission reviewed the request by the Town of Ledgeview to rezone the following parcels located on Plantation Ct. and Creamery Rd. from RR, Rural Residential to R-1, Residential: D-388-3, D-388-4, D-388-2, D-388-5, D-442-15, D-442-16, D-442, D-442-5, D-442-8, D-442-6, D-442-4, D-441-1, D-442-1, D-442-14, D-442-17, D-442-13, D-442-12, D-442-11, D-442-10 and D-442-9. Since all of these parcels are served by municipal utilities, the Town is asking to rezone from RR to R-1 to match zoning with code criteria. Differences in zoning code include lot size, road frontage and the keeping of large animals. Only two of the parcels above meet the criteria for RR zoning, one of which wishes to have animals in the future. Mark Chambers suggested removing the four northern-most parcels from the rezone to allow them to have animals and to better compliment the A-2 zoning to the east. **Mark Handeland made a motion to open the meeting to public comment at 6:15pm. Renee Van Rossum seconded the motion. Motion carried.** Bill Vande Yacht, 4151 Ledgecrest Rd., asked for clarification on the location of the proposed rezoning. Mark Miller, 4087 Creamery Rd., asked that only the parcels

facing Plantation Ct. be rezoned. He stated that the lot split on parcel D-442-9 by Central Brown County Water Authority was the catalyst for action and it shouldn't affect anyone on Creamery Rd. Plantation Ct. was always meant to be R-1, Creamery Rd. was not. He dislikes intrusive regulation and doesn't want his RR zoning to change. Eric Adair, 4301 Creamery Rd., seconded Mr. Miller's statement. Mr. Miller wishes to keep his "country" zoning. Dustin Wolff stated that accessory building code is the same for both RR and R-1 and that RR zoning was meant to be transitional between agricultural and residential areas. Mr. Adair stated he bought his lot because it was RR and, if changed, this would defeat his purpose for buying the lot. **Mark Handeland made a motion to close the meeting to public comment at 6:26pm. Renee Van Rossum seconded the motion. Motion carried.** Nedd Niedermeyer suggested the Commission consider recommending only lots on Plantation Ct. and the smaller, southern lots on Creamery be rezoned. Mark Handeland was concerned about using municipal services as criteria for RR parcels to be rezoned. **Mark Chambers made a motion to recommend rezoning the following parcels, located on Plantation Ct. and Creamery Rd., from RR to R-1: D-442-1, D-442-14, D-442-17, D-442-13, D-442-12, D-442-11, D-442-10, D-442-9, D-441-1, D-442-4, D-442-6 and D-442-8. Taurino Garcia seconded the motion. Motion carried.**

Old Business: None

Comprehensive Plan Update:

- a. The Commission briefly reviewed first draft Composite Attitude and Majority opinion maps handed out by Jeff Sanders. The information included on the maps was compiled from 18 maps returned from the mapping forum this past spring. The Composite map shows current areas of importance while the Majority map shows future areas of importance. The Commission asked to have the areas of least attractiveness removed from the Composite map. The Commission had a discussion on the connectivity of pedestrian and bike trails throughout the Town and asked Mr. Sanders to expand text on recreational trails in the corresponding Comprehensive Plan chapters. Mr. Sanders also handed out a draft copy of the Future Land Use Map.
- b. The Commission, Jeff Sanders and Dustin Wolff discussed how to move forward with the Comprehensive Plan Update. The Commission is looking for guidance from staff but also to engage each other in what they would like to include or exclude from the Plan. The Commission wants to employ an "every other month" plan to revisit a drafted chapter, without the guidance of the consultant, find important points and issues, then bring their information to Mr. Sanders for further investigation at the next month's meeting. Mr. Sanders would then add or subtract from the chapter. The Commission asked for an additional meeting per month to have workshop-type gatherings on each chapter of the plan. The Commission hopes this new plan will allow them to be more active during meeting times. Mr. Sanders asked the Commission to do a bit of homework on

the draft of Chapter 2 he made available and Mr. Wolff asked Mr. Sanders to create a vision statement for the Commission to review.

Staff Report:

- a. The Commission reviewed a CSM(Certified Survey Map) by Bel Gioioso Cheese Inc. moving their northern lot line further north. No action was required.
- b. Mr. Wolff updated the Commission on the TIF meeting held earlier that evening. The Commission asked for an update on what other Town committees and commissions were working on.
- c. Future Agenda Items:
 1. Comprehensive Plan Chapter 2, Land Use
 2. Code revision regarding accessory buildings in front of primary buildings
- d. Town Board Decisions: The Town Board had the first reading of the Institutional sign code change.

Communications:

Taurino Garcia asked about finding property pins. Mr. Wolff suggested he contact the Town's engineer. Chet Lamers asked about firearm discharge regulations. Mark Handeland asked that when letters concerning Zoning & Planning items are sent out, that Commission members be included in the mailing list.

Taurino Garcia made a motion to adjourn at 8:28pm. Chet Lamers seconded the motion. Motion carried.

Minutes prepared and signed on September 11, 2014 by:



Renae Peters
Recording Secretary