

# Minutes

## Town of Ledgeview Zoning & Planning Commission

May 11, 2016

Members Present: Chairperson Jane Tenor, Vice Chairperson Mark Handeland, Taurino Garcia, Nedd Niedermeyer, Chet Lamers, Renee Van Rossum and Mark Chambers

Support Staff Present: Dustin Wolff (Town Planner), Renae Peters (Recording Secretary) and Char Nelson

The meeting was called to order at 6:04pm by Chairperson Jane Tenor.

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

Minutes: Mark Handeland requested a change in the Communications section of the April 13, 2016 minutes, changing Creamery Rd. to Ledgeview Rd. Renee Van Rossum made a motion to approve the April 13, 2016 minutes with the requested change. Taurino Garcia seconded the motion. Motion carried unanimously.

Public Hearing: None

New Business: None

Old Business:

- a. Mr. Wolff gave the Commission a brief overview of the A-2 Agriculture Information Meeting that had been held just before the Commission meeting. More concise language regarding minimum lot size and number of land divisions permitted from a single parcel will be added to the proposed code amendment which the Commission will review in June. **Jane Tenor made a motion to table the review of a code amendment for Chapter 135 A-2 Agriculture until the June Commission meeting. Mark Handeland seconded the motion. Motion carried unanimously.**
- b. The Commission continued to review a code amendment for Chapter 96, Subdivision and Platting, regarding parkland dedication and fee-in-lieu of dedication which began in 2014. The amendment was put on hold until the new Park Plan was adopted. The proposed language has been reviewed by the Town's

attorney. The Commission discussed how to preserve Environmentally Sensitive Areas (ESA's); whether or not to allow them to be platted as private property. The Commission asked that language be added to the code allowing the Park Committee and the Zoning & Planning Commission to have a say in how ESA's are dealt with in new subdivisions. Other minor text changes were discussed. **Jane Tenor made a motion to table the review of a code amendment for Chapter 96 until the June Commission meeting. Mark Handeland seconded the motion. Motion carried unanimously.**

#### Comprehensive Plan Implementation:

The Commission briefly discussed Planned Development Districts (PDD's) and when to use them. Also, how to plan for senior housing developments and how they would be zoned. Discussion will continue at the June Commission meeting. No action was taken.

#### Staff Report:

- a. Town Board Decisions: At the April 19<sup>th</sup> meeting the Town Board approved the Mc Donald's menu board signs, the Nicolet National Bank sign changes at both locations requested, the Heritage School site plan and the Mc Carthy conditional use permit. At the May 2<sup>nd</sup> meeting the Town Board approved Ryan Radue's rezone request and related CSM.
- b. Future Agenda Items: Along with the code amendments from above, future agenda items include a CSM on Meadow Breeze Ct., a fence on Jossart's Swan Rd. property and a concept review for Angels on Arcadian CBRF.

#### Communications:

Ms. Peters introduced Ms. Nelson as the new recording secretary for the Commission. Ms. Nelson will be taking over secretary duties at the June 15, 2016 meeting. The Commission discussed security at Brown County's Fonferek Park. The county is looking into adding a gate to the entrance of the park. Mr. Wolff included a copy of the landscape plan Bel Gioioso Cheese submitted for their new addition. Mr. Handeland shared that he asked a county representative about paving the shoulders of county roads to accommodate bike lanes. After some time had passed he received a response that shoulders would not be paved until roads were reconstructed to be wider. The Commission was concerned as shoulders were not paved on the newly reconstructed CTH X. The Commission discussed placement of potential new Town buildings that was brought up at the Annual Meeting.

Renee Van Rossum made a motion to adjourn at 7:28pm. Taurino Garcia seconded the motion. Motion carried unanimously.

Minutes prepared and signed on May 12, 2016 by:

Renaee Peters, Recording Secretary