

Town of West Point Plan Commission Minutes March 7, 2013

Pursuant to Wisconsin State Statutes s. 19.84, the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, March 7, 2013 at the West Point Town Hall, N2114 Rausch Road, Lodi, Wisconsin. The meeting agenda was posted in three places as required by law and on the Town's web site. Chairman Kevin Kessler called the meeting to order at 7:05 p.m. Members present were: Kevin Kessler, Ashley Nedeau-Owen, Byron Olson, Fred Madison, Bill Neimi (Town Board Representative), Wayne Houston, Fred Madison (7:05 p.m.) and Nathan Sawyer (7:05 p.m.). Also present were Edith K. Eberle, Town Clerk, and Taffy Buchanan, Deputy Town Clerk. Excused absence was Gordon Carncross.

Agenda #2 – Approval of Agenda – A motion was made by Ashley Nedeau-Owen to approve the agenda, 2nd by Byron Olson – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the February 7, 2013 Plan Commission minutes had been emailed to each member for their review. A motion was made by Byron Olson to approve the minutes as presented, 2nd by Ashley Nedeau-Owen – motion carried, Bill Neimi abstained.

Agenda # 4 Correspondence – The Town received a notice of a Board of Adjustment meeting concerning a Variance Consideration for Susan and Jason Yackee. Edith Eberle, Town Clerk, received an email from Chuck Bongard explaining the two fees for driveways. Kevin Kessler explained the Citizen Appearance Registration Slip that people need to fill out if they are presenting anything at Plan Commission or Town Board meetings.

Agenda #5 Citizen Input – Erik Arndt, 3812 Mallard Lane, Janesville, WI, inquired if it would be possible to have a driveway that would exceed the driveway length maximum on land off of Pulvermacher Road. Kevin Kessler told him he would need to apply for a Variance.

Agenda #6 Chapter 6 Land Division and Subdivision Ordinance – Town Attorney, Jeff Clark, and the Plan Commission discussed the issues with Chapter 6

Land Division and Subdivision Ordinance. There are a lot of inconsistencies in the ordinance which need to be addressed. A motion was made by Byron Olson to recommend to the Town Board to authorize Town Attorney, Jeff Clark, to continue redrafting Chapter 6 Land Division and Subdivision Ordinance, 2nd by Nathan Sawyer – motion carried unanimously.

Agenda #7 Chapter 14 Non Metallic Mining Ordinance – Town Attorney, Jeff Clark, presented the Chapter 14 Non Metallic Mining Ordinance to the Plan Commission. Fred Madison thought it was a good document. Kevin Kessler and Jeff Clark reported that both current mining operators were comfortable with it. A change in the draft was recommended by Kevin Kessler to allow an exemption for mines less than one acre if the Town Board approved a site-specific exemption. A motion was made by Ashley Nadeau-Owen to recommend to the Town Board to adopt Chapter 14 Non Metallic Ordinance as presented with amendment to allow an exemption for mines less than one acre if the Town Board approves the site specific exemption and revised with forfeiture of not less than \$500.00 or more than \$2,000.00 per day in violation, and violation of the Non Metallic Mining Ordinance is \$750.00 for 1st offense and 2nd offense is \$1,500.00, 2nd by Fred Madison – motion carried unanimously.

Agenda #8 Fees for Non Metallic Mining Ordinance – The Plan Commission discussed the fee schedule for the Non Metallic Mining Ordinance. A motion was made by Byron Olson to recommend to the Town Board an initial application fee of \$1,000.00 and a renewal fee of \$500.00, 2nd by Wayne Houston – motion carried unanimously.

Agenda #9 Scott Ness & Brian Gasser divide approximately 467 acres of work land and possible wavier CSM and public hearing requirements – Scott Ness presented a map showing how they want to divide up land and stated Brian Gasser would have the one right-to-development that's left assigned to his parcel. All the land would have a deed restriction with Brian Gasser's land having one development right and Scott Ness' land having no development rights. Scott was told to have his attorney talk to the Town Attorney regarding deed restrictions. Mr. Ness requested a waiver of the Town requirement for a Certified Survey Map and a waiver of the requirement for a public hearing. A motion was made by Fred Madison to recommend to the Town Board to give a waiver from the Certified Survey Map requirement and rely on a means and bounds description with a plat

of survey, 2nd by Byron Olson – motion carried unanimously. The Town Clerk was instructed to schedule a public hearing on the proposed land division.

Agenda #10 Town's Farmland Preservation Plan Map and the Farmland Preservation Zoning Map – The Plan Commission reviewed the Farmland Preservation Plan Map and the Farmland Preservation Zoning Map which were sent with the letter from the Columbia County Planning & Zoning Department dated March 1st, 2013. The Plan Commission concluded from their review that previous Town of West Point comments had been incorporated. No action was taken.

Agenda #11 Siting Criteria for new Homes in Rural Areas and Agenda #12 Wind Turbines – A motion was made by Wayne Houston to postpone Agenda items #11 and #12, 2nd by Fred Madison, - motion carried unanimously.

Agenda #13 Broadband Infrastructure Update – Ashley Nedeau-Owen reported on the meeting on March 7, 2013.

Agenda #14 Town Board Report - A motion was made by Bill Neimi to postpone the Town Board Report, 2nd by Byron Olson – motion carried unanimously.

Agenda # 15 Next Meeting Agenda - March 21st, 2013 – Public Hearing and action for Chris Haynes conditional use permit; David Mitchell conditional use permit; Siting Criteria for new Homes in Rural Area; Wind Turbines; Broadband Infrastructure; and any other business that may legally be brought before the Plan Commission.

Agenda # 16 Adjourn Meeting – A motion was made by Byron Olson to adjourn the March 7, 2013 Plan Commission meeting at 8:55 p.m., 2nd by Wayne Houston – motion carried unanimously.

Respectfully Submitted by
Taffy Buchanan
Deputy Town Clerk