

TOWN OF MAPLE CREEK
PLAN COMMISSION MEETING
JULY 8, 2021 – 6:00 PM TOWN HALL

Call to Order and Pledge of Allegiance

Due to the Chairman Coroneos' absence, the July 8, 2021 Plan Commission meeting was called to order by Clerk Gitter at 6:00 p.m. Motion made by P. Gitter, seconded by Close, to appoint Mike Siewert as Chairman for this meeting. 4 (FOUR) AYES, 1 (ONE) ABSENT. MOTION CARRIED.

Acting Chairman Siewert led the Pledge of Allegiance.

Verify open meeting notices, roll call, and approval of agenda order

A notice for this meeting was posted on Wednesday, July 7, 2021 at the three Town posting boards by Clerk Lynette Gitter.

PC members present: Donna Young (entered at 6:12 p.m.), Paul Gitter, Mike Siewert and Joe Close
Others: Lynette Gitter and Jason Hintzke

Public Input: Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present matters for Town Plan Commission consideration, however, they cannot be discussed or acted upon until the subject matter, of the proposed action, has been noticed. None

Specific Matters for Discussion and Possible Action:

A. Approve the June 8, 2021 PC and the June 29, 2021 Comp Plan Public Hearing minutes

Motion made by Siewert, seconded by Close, to approve the June 8, 2021 minutes. 4 (FOUR) AYES, 1 (ONE) ABSENT. MOTION CARRIED.

Motion made by P.Gitter, seconded by Siewert, to approve the June 29, 2021 Comprehensive Plan Public Hearing minutes. 4 (FOUR) AYES, 1 (ONE) ABSENT. MOTION CARRIED.

B. JJ Hintzke

- **CSM on lot size changes for family properties on Spurr Road (as of this posting, no Certified Map has been submitted).**
- **Proposed Zone change and Special Exception Permit?**

Jason Hintzke was available for questions/comments, however, the CSM for the property wasn't available as of the meeting so no action was taken. This will be on the next meeting's agenda.

C. Town Comprehensive Plan Public Hearing

- **review/recommendations/resolution/ordinance to Town Board—Bring your copy of the amended plan**

Most of the questions from the Public Hearing centered on the maps. The Clerk talked to Kara Homan and Jason Pausma, from County Zoning, about the maps not having some of the road names and that the future land use map did not reflect the current land use map. Ms. Homan stated that when the maps are downsized to an 8x10 the computer drops some of the information. The larger maps posted at the Town Hall show all the information in question. The Future Land Use map is just that; it will be used as a reference for any future land use questions in Maple Creek. The projection of the map is to keep Maple Creek rural with no subdivisions. The current land use map still exists and is not being replaced.

The next step in the Comprehensive Plan update will be to submit a resolution to the Town Board recommending the new plan's approval. The Clerk has typed up Resolution No. 2021-1, "A Resolution Recommending Approval of the Town of Maple Creek Comprehensive Plan Addendum" for approval.

Motion made by Siewert, seconded by P.Gitter, to approve Resolution No. 2021-1, “A Resolution Recommending Approval of the Town of Maple Creek Comprehensive Plan Addendum”. 4 (FOUR) AYES, 1 (ONE) ABSENT. MOTION CARRIED.

The Clerk will put this on the agenda for the Town Board meeting.

D. Minimum Lot Size Ordinance

The Plan Commission had no new information to report.

E. Variances—Time limits, adjacent property owner’s notification

There was discussion regarding neighbor notification and time limits if a resident is granted a variance to the Minimum Lot Size Ordinance. It was suggested that the time limit could reflect what the building permits are. That is, completed in 2 years and start within the year. This will be tabled until next month so the PC members can gather information on this subject.

F. Pending Property variances under current Lot Ordinance

The only resident with an approved variance is Jim Rohan. The variance was approved based on his son’s approval to re-do his CSM. So far, this has not been finalized.

5) Future Agenda Items: Discussion/Action on future agenda items?

- a. Time limits on variances granted
- b. Adjacent property owner’s notification on variances granted
- c. Hintzke’s certified survey map

6) Adjournment/Calendar: Next Planning Commission meeting as needed

Motion made by Siewert, seconded by P.Gitter, to call the next meeting for August 5, 2021 at 6:00 p.m. 4 (FOUR) AYES, 1 (ONE) ABSENT. MOTION CARRIED.

Motion made by P.Gitter, seconded by Close, to adjourn at 6:50 p.m. 4 (FOUR) AYES, 1 (ONE) ABSENT. MOTION CARRIED.

These minutes were taken and recorded by Lynette Gitter, Town Clerk _____,

and were approved this _____ day of _____, 2021 by:
