

TOWN OF MAPLE CREEK
PLAN COMMISSION MEETING
AUGUST 4, 2022 – 6:00 PM TOWN HALL

Call to Order and Pledge of Allegiance

The August 4, 2022 Plan Commission meeting was called to order by Chairman Coroneos at 6:00 p.m. Chairman Coroneos led the Pledge of Allegiance.

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

A notice for this meeting was posted on Tuesday, August 2, 2022 at the three Town posting boards by Clerk Lynette Gitter.

PC members present: Gary Coroneos, Paul Gitter and Mike Siewert

PC members absent: Donna Young and Joe Close

Others: Lynette Gitter, Clerk, and Amiee Stracy, Deputy Clerk

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:

1. Approve the May 5, 2022 minutes

Motion made by Gitter, seconded by Siewert, to approve the May 5, 2022 minutes. Ayes 3, Opposed 0, Abstain 0, Absent 2. MOTION CARRIED.

2. Subdivision of parcel no. 160 003800 into two lots: Lot 1-the buildings and 4.2886 acres, Lot 2-the agricultural land of 33.2702 acres. Owner: FV Dairy Facility, LLP, Address: W9672 State Road 76

The proposed certified survey map for the FV Dairy land division was reviewed. The proposed Lot 1 will consist of the buildings and 4.2886 acres with approximately 394 feet of road frontage. Lot 2 will consist of the remaining agricultural land with 33.2702 acres of land with plenty of road frontage. The East side lot line follows an intermittent navigable waterway. After discussion, Motion made by Coroneos, seconded by Gitter, to approve and recommend to the board for approval the proposed land division into two lots, of parcel no. 160003800 for FV Dairy Facility, LLP dated 7-5-2022. Ayes 3, Opposed 0, Abstain 0, Absent 2. MOTION CARRIED.

3. Storm water Erosion Permit-Darwin Handschke, W10638 County Rd W-future garage site.

The Outagamie County Zoning Department has issued a Storm water/Erosion Control Permit to Darwin and Judy Handschke. No action is required at the town level. This is for informational purposes only.

4. Preliminary CSM for Ken Ziemer-160 032700 and 160 032701, potential land division

Outagamie County Development and Land Services has sent over a CSM preliminary consultation sheet regarding a possible land division for parcels 160032700 and 160032701 owned by Ken Ziemer into three separate lots. The surveyor has been made aware of our lot division ordinance. The commission determined that there should be plenty of acreage and road frontage available for the proposed lots to be compliant with our ordinance. This should be placed as a future agenda item.

5. Farmland Preservation Map-County updating-Review Town of MC map

Outagamie County Development and Land Services is updating the County's Farmland Preservation Plan which needs to include a farmland preservation map. The maps ensure that Outagamie County and its Towns remain eligible to participate in other farmland preservation programs such as Agricultural Enterprise Areas and Farmland Preservation Zoning. It also ensure that eligible farmers can collect Farmland Preservation Tax Credits. The proposed map and the prior map from 2011 have been sent over for review by the Commission and by the Town Board and would like any proposed changes back to them by September 23, 2022. The commission found several inconsistencies regarding parcel areas (homes) vs. agricultural land. The clerk will call the County office to get some clarification.

6. Variance Procedures-Legal Advice-Update by clerk

The clerk stated that the Town Board is looking into contracting/hiring a new lawyer and suggests that any land division variance be brought back at a future meeting when this process is finished.

7. Mark Grishaber land division on Hintz Road-Update by clerk

Mr. Grishaber has decided to sell the whole property on Hintz Road and no longer requires approval for a land division.

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

- Farmland Preservation Map
- Lot Split Ken Ziemer
- Variance Procedures

Adjournment/Calendar: Next Planning Commission meeting as needed

If a September meeting is necessary, it will be September 8, 2022 at 6:00 p.m.

Motion made by Coroneos, seconded by Gitter, to adjourn at 6:55 p.m. Ayes 3, Opposed 0, Abstain 0, Absent 2.
MOTION CARRIED.

These minutes were taken and recorded by Clerk _____,

and were approved this _____ day of _____, 2022 by:

_____ Gary Coroneos _____ Paul Gitter

_____ Mike Siewert _____ ABSENT _____ Donna Young

_____ ABSENT _____ Joe Close