

TOWN OF MAPLE CREEK  
PLAN COMMISSION MEETING  
AUGUST 5, 2021 – 6:00 PM TOWN HALL

**Call to Order and Pledge of Allegiance**

The August 5, 2021 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 3, 2021 at the three Town posting boards by Clerk Lynette Gitter.

PC members present: Gary Coroneos, Donna Young, Paul Gitter, Mike Siewert and Joe Close

Others: Lynette Gitter, Clerk 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 July 8, 2021 minutes**

Motion made by Gitter, seconded by Young, to approve the July 8, 2021 minutes. 4 (FOUR) AYES, 1 (ONE) ABSTAIN. MOTION CARRIED.

**B. JJ Hintzke and Jason Hintzke**

- **CSM on lot size changes for family properties on Spurr Road**
- **Proposed zoning changes (possible two (2) acre parcels) and Special Exception Permit for shed for business**

The Commission reviewed the current CSM. According to the parent parcel map, the Hintzke's will have to combine 2 lots in order to survey out the 3.457 acres for a separate parcel for Jason Hintzke. They should come back next month with the updated certified map. However, they are still interested in re-zoning 2—two acre parcels from Exclusive Ag to General Ag and this can be done now so they can get the process started with County Zoning. Also, in order to put up a snowplowing business shed on one of the two-acre parcel rezones, a special exception permit will be needed. After discussion, Motion made by Coroneos, seconded by Gitter, to approve 2-two acre parcel rezones from Exclusive Ag to General Ag on Lots 2 & 4 on proposed 8640 CSM for the Hintzke Family, and to approve a Special Exception Permit for a Snowplowing Business Shed on Lot 2 for Jason Hintzke. ALL AYES. MOTION CARRIED.

**C. Town Comprehensive Plan Ordinance**

Ordinance No. 2021-2 adopting the Town of Maple Creek Comp Plan Addendum will be presented to the Town Board on Monday, August 9<sup>th</sup> for approval.

**D. Minimum Lot Size Ordinance-Town Board approved changes**

Ordinance No. 2021-3 amending the Minimum Lot Size requirements will be presented to the Town Board on Monday, August 9<sup>th</sup> for approval. It changes the lot size to 2 acres and the road frontage to 295 feet.

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

Chairman Coroneos stated that he talked to the Chairman from Amherst Junction and they send out notifications to adjacent home owners. After other discussion, we’ll come back next month with more information. The clerk will contact the lawyer for any ordinances.

**F. Pending Property variances under current Lot Ordinance**

There is only one. A road frontage variance was given to Jim Rohan. Motion made by Coroneos, seconded by Siewert, to grant a road frontage variance of 100 feet due to a hardship to Jim Rohan for parcel No. 16002800. This is currently stifled due to getting approximately 80 feet of road frontage from his son’s parcel—N6385 County Road D.

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

- a. Variance procedures
- b. Hintzke’s certified survey map

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

Chairman Coroneos called the next meeting for September 9<sup>th</sup> at 6:00 p.m.

Motion made by Young, seconded by Coroneos, to adjourn at 6:45 p.m. ALL AYES. MOTION CARRIED.

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

and were approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_