

**MAPLE CREEK PUBLIC HEARING  
8.04 MINIMUM LOT SIZE ORDINANCE  
TOWN HALL W10388 COUNTY ROAD W  
JUNE 29, 2021 7:00 PM**

**Call to order and Pledge of Allegiance**

Chairperson Griffin called the June 29, 2021 Maple Creek Town Board Public Hearing meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

**Verify open meeting notices: Posted on boards, website, and published**

A notice for these minutes was posted at the three Town posting boards and on the Town website June 15, 2021, and was published in the Press Star on Thursday, June 24, 2021, and noticed in the Town newsletter on June 25, 2021.

**Roll call**

Town Board present: Susan Griffin, Jim Young, John Knapp and Clerk, Lynette Gitter  
Others present: See attached attendance sheet.

**Specific matters for discussion and possible action:**

**A. Chairman-8.04 Minimum Lot Size Ordinance: Proposed changes**

Chairperson Griffin stated that the current Town Board would like to change the Minimum Lot Size ordinance back to 295' of road frontage and 2 acres.

**B. Clerk-Comments from land owners who could not attend**

The Clerk had no outside emails, calls, or texts, concerning the proposed changes to the ordinance.

**C. Comments from those in attendance-one at a time**

Chairperson Griffin stated that we would take comments from those in the audience, one at a time.

- Dalton Korth—Mr. Korth explained the reason that the former board changed the ordinance. The road-right-of-way is approximately ¼ acre. So, if you have a 2 acre lot, it is really a 2 ¼ acre lot, and 150' of frontage is so that you don't have to give many variances or not at all. There are a lot of odd sized lots.
- Chairperson Griffin—Technically, you don't own to the middle of the road. It cannot be used. At the last public hearing, 95% of the people here did not want the ordinance changed.
- Clerk Gitter—I emailed a question to the WTA and an ordinance change question can go on an Election as an "advisory referendum" only. It cannot be a "binding referendum".
- Glen Janke—Years ago, three people pushed to have changes in Maple Creek and then moved out.
- Jim Baumann—He thought the last Town Board was going to put this to the people in a referendum.
- Dalton Korth—We have to remember that the parent lot (County zoning) comes into play.
- John Knapp—Land owners need to do their research on what they can and cannot do on their land according to County and local ordinances.
- Donna Young—No one is talking about wells and septic systems. We need to stay apart for that reason.
- Gary Coroneos—The old ordinance had been 295' and 2 acres for 34 years and never needed changing.
- Paul Gitter—The old ordinance has served the Town well for 34 years.

**D. Open discussion-**At this time there was more discussion about leaving MC rural. This will be on the July 12, 2021 Town Board meeting agenda.

**Adjournment**

Young made a motion, seconded by Knapp, to adjourn at 7:40 p.m. All Ayes. MOTION CARRIED.

These minutes were taken at a Public Hearing meeting of the Town of Maple Creek Town Board held on the 29<sup>th</sup> day of June 2021,

and were entered in this record book by: \_\_\_\_\_, Clerk Gitter

and were approved this 12<sup>th</sup> day of July 2021 by:

\_\_\_\_\_, Chairperson Griffin

\_\_\_\_\_, Supervisor Knapp

\_\_\_\_\_, Supervisor Young