

TOWN OF MAPLE CREEK
PLAN COMMISSION MEETING
MAY 5, 2022 – 6:00 PM TOWN HALL

Call to Order and Pledge of Allegiance

The May 5, 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, May 3, 2022 at the three Town posting boards by Clerk Lynette Gitter. PC members present: Gary Coroneos, Paul Gitter (entered at 6:15 p.m.), Mike Siewert, Joe Close, Donna Young Others: Lynette Gitter, Clerk, and Aimee 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 January 20, 2022 minutes

Motion made by Siewert, seconded by Close, to approve the January 20, 2022 minutes. Ayes 4, Opposed 0, Abstain 0, Absent 1. MOTION CARRIED.

2. Lot Split-new lot creation for Mike/Candice Janke and Glenn/Carol Janke, location-County Rd W and County Rd WW, parcel nos. 160016100, 160016101, 160016102 and 160016200. Preliminary report review. Motion:

*Recommendation to Town Board for Approval of Certified Map.

The Janke's are proposing a lot division of the parent parcel into 4 lots. Based on the CSM, all four lots conform to Maple Creek's lot division ordinance. After review, Motion made by Coroneos, seconded by Young, to recommend to the Town Board for approval, the Certified Survey Map for Mike/Candice Janke and Glenn/Carol Janke, dated 4-19-2022. Ayes 5, Opposed 0, Abstain 0. MOTION CARRIED.

3. Preliminary Information: Lot Split for Mark Grishaber into 2 lots, Location-W9828 Hintz Road, parcel no. 160039101 The Plan Commission reviewed the CSM Preliminary Consultation sheet from County Zoning dividing the current parcel into 2 lots. The current parcel has 3.84 acres of land and 551.94 feet of Hintz Road frontage. The clerk contacted the surveyor (Hebert Associates) and asked about the property. They want to split it into two parcels: Lot 1--3.243 acres—road frontage not available and Lot 2--.597 acres—road frontage not available. Lot 2 would be non-conforming to Maple Creek's lot division ordinance. The surveyor will contact the owner of the lot division specifications. This should be a possible future agenda item.

4. Preliminary Information: Lot Split for FV Dairy into 3 lots, location-Highway 76, parcel no. 160003800 The Plan Commission reviewed the CSM Preliminary Consultation sheet from County Zoning dividing the current parcel into 3 lots. Lot 1 is the small triangle where WW-W-Hwy 76 all meet. This is non buildable. Lot would be all the buildings up to the plowed field on the west and the creek on the east. This would have plenty of acreage and road frontage. The remainder, Lot 3, would be agricultural. The clerk called the surveyor (Christopher Perreault). He stated that the owner wants to split off the agricultural land from the home/buildings for possible sale(s). This should be a possible future agenda item.

Training opportunity: Wed., May 11th 12-1pm, Role of PC, Rezones, and Conditional Uses

There is a training opportunity on Wednesday, May 11th, the Role of the Plan Commission. The cost is \$20. The clerk will bring it to the board next Monday for payment if anyone is interested. Paul Gitter and Joe Close are interested.

Variance Procedures-Incorporate into ordinance? Legal advice.

The clerk contacted the Town's Association about a variance procedure for land divisions and if we need a Board of Appeals. Since we are under county zoning, we do not have a Board of Appeals. We have a land division ordinance and

a minimum lot size ordinance; both land division ordinances. Carol Nawrocki from WTA said that we could incorporate a possible appeal or variance process into that ordinance. So, this should be addressed as soon as possible. Chairman Coroneos wrote up a “sample” ordinance “establishing guidelines for granting variances”. The clerk will contact the Town’s Attorney with this information. Until then, we have no authority to grant a variance.

E. Solar Farms zoning

Discussed solar farms and how their size affects who can control the zoning. If they are over 100 Mega Watts, they are controlled by the State (Public Service Commission) and the County nor the Town can control it.

F. Correspondence: County Rezone Approval Form

The County Development and Land Services Department has a new on-line fillable form for re-zone, special exception permit, conditional use permit, etc. These go to the PC then the Town Board for approval then a copy goes to the resident which they take to the County.

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

- 1) Variance Procedures
- 2) Solar Farms
- 3) Lot Split FV Dairy
- 4) Lot Split Grishaber

Adjournment/Calendar: Next Planning Commission meeting as needed

Chairman Coroneos will have the clerk call everyone if something comes up.

Motion made by Coroneos, seconded by Gitter, to adjourn at 6:55 p.m. Ayes 5, Opposed 0, Abstain 0. MOTION CARRIED.

±

These minutes were taken and recorded by Clerk _____,

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

_____ Gary Coroneos _____ Paul Gitter

_____ Mike Siewert _____ Donna Young

_____ Joe Close