

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

Call to Order and Pledge of Allegiance

The June 8, 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 Monday, June 7, 2021 at the three Town posting boards by Clerk Lynette Gitter.

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

Absent: Joe Close

Others: Lynette Gitter and John Knapp

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. Oath of Office-Donna Young, Paul Gitter-3 year terms to June 2024

The clerk issued the Oaths of Office for Donna Young and Paul Gitter for 3-year terms.

B. Approve the May 6, 2021 minutes

Motion made by Young, seconded by Siewert, to approve the May 6, 2021 Plan Commission minutes. 3 (THREE) AYES, 0 (ZERO) NO, 1 (ONE) ABSTAIN, 1 (ONE) ABSENT. MOTION CARRIED.

C. Minimum Lot Size Ordinance-change back to 295' road frontage and 2 acre

Recommendation to Town Board

Member Siewert stated that the current Town Board will probably switch the Lot Ordinance back to what it was before. Do we want to put a question on a future Election as a binding resolution? Member Young commented that three people (the Board) should not be able to just change the ordinance.

Chairman Coroneos likes having a binding resolution.

There was much discussion about the right-of-way. Clerk Gitter read the last letter that was submitted by Attorney Carlson regarding the right-of-way found in January 11, 2021 Town Board minutes. He writes, "You have asked whether a Town road right-of-way should or could be included in the calculation for a two acre minimum lot size. The answer is "no". Under Wisconsin law "highway" includes all "public ways." That means that there is no legal distinction between a public "street", public "highway," or public "road." This is just part of the letter. The entire letter can be viewed in the January 11, 2021 minutes.

After more discussion, Motion made by Coroneos, seconded by Gitter, to recommend that the Town Board changes the Minimum Lot Size Ordinance back to 295' road frontage and 2 acres, and check into a binding resolution for this ordinance. 4 (FOUR) AYES, 1 (ONE) ABSENT. MOTION CARRIED.

D. Town Comprehensive Plan update.

1. Public Hearing-June 29-6:30pm

The clerk will have colored maps available.

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. Pending property changes under current Lot Ordinance

d. Minimum Lot Size Public Hearing

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

The next meeting was set for July 8, 2021 at 6:00 p.m. Motion made by Coroneos, seconded by Gitter, to adjourn at 6:35 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:

