

TOWN OF MAPLE CREEK
PLAN COMMISSION MEETING
JULY 27, 2020 – 6:30 PM TOWN HALL

Call to Order

The July 27, 2020 Plan Commission meeting was called to order by Chairman Coroneos at 6:30 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, July 22, 2020 at the three Town posting boards by Clerk Lynette Gitter.

PC members present: Gary Coroneos, Donna Young, Steve Thompson and Mike Siewert.

Others: Lynette Gitter, Dalton Korth

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 January 7, 2020 minutes

Motion made by Siewert, seconded by Young, to approve the January 7, 2020 Plan Commission minutes. 3 AYES, 1 ABSTAIN. MOTION CARRIED.

B. Review Land Division proposal for Scott Thomas (Lorraine Handschke farm, Cty Rd D)

Parcel #'s: 1600044500, 160043300 & 160043000. Make recommendations.

The Town Board referred this proposed land division to the Plan Commission. Mr. Thomas is looking at acquiring 40-47 acres of the Lorraine Handschke farm (Grandparents) on County Road D, potentially rezoning 2 acres from General Ag for a possible future buildable parcel. Also included in this division would be separating the existing home from the farm acreage and leaving a 2 to 2 ½ acre parcel with that home. Dalton Korth stated that there is an easement to the back property (0430) between 0431 and 0433, and that there is some question as to whether that the Town was given that property for a Town road. The Fermanich's said that their Dad gave the Town 1 (one) rod for a road, but nothing shows up on the deed. The Town has not been maintaining that easement as a road and has not received any transportation aids for that easement. After some discussion, Chairman Coroneos stated that based on the plans proposed, the Plan Commission has no other recommendations, but for Mr. Thomas to come back when the Certified Survey Maps are completed for a final review.

C. Review proposed land division for Monique Wilhelm and Steven Drum-Breiting Road

Parcel #'s: 160008301 and 160008801. Make recommendations.

Motion made by Coroneos, seconded by Thompson, to approve the proposed lot division for Monique Wilhelm and Steven Drum as proposed. ALL AYES. MOTION CARRIED.

D. Review Minimum Lot Size Ordinance

Dalton Korth stated that he would like the lot size ordinance changed to a minimum of 100 feet of road frontage and he would like to see the 2 acre minimum to remain the same, but that the acreage computed to the center of the road (road right-of-way) should be included in the 2 acre minimum. Chairman Coroneos stated that the ordinance has served the Town for 30 years. Why change it now for a handful of people? Other members wanted to know what the other townships are doing. Are we looking to put in more homes? The Plan Commission discussed finding out what the residents want. One way would be to do a postcard mailing asking the question. Another way would be, possibly, a survey on-line. Another way would be adding an informational question on the November 3rd Election.

Motion made by Young, seconded by Coroneos, to table any recommendation to the Town Board until more information can be gathered. ALL AYES. MOTION CARRIED.

Chairman Coroneos called another Plan Commission meeting on Monday, August 31, 202 at 6:30 p.m. Chairman Coroneos will call Steve Swanson from the County Zoning office and will contact the Towns of Bovina and Maine. Donna Young will contact the Town of Liberty. The Clerk will research referendum question deadlines.

E. Correspondence from County

A Notice of Action was received from County zoning regarding approval (which expires when the business is no longer in operation) of the Special Exception Permit for Linda Rue to operate a dog daycare business at N6424 County Road D.

F. Start the 10 year plan review

Chairman Coroneos table this to the next meeting. The Clerk is to bring copies of the current 10 year plan.

Future Agenda: Discussion/Action on future agenda items?

- Minimum Lot Size ordinance
- 10 year Plan

Adjournment/Calendar: Next Planning Commission meeting as needed

Motion made by Thompson, seconded by Siewert, to adjourn at 7:55p.m. ALL AYES. MOTION CARRIED.

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

and were approved this _____ day of _____, 2020 by:
