

TOWN OF MAPLE CREEK
PLAN COMMISSION MEETING
AUGUST 31, 2020 – 6:30 PM TOWN HALL

Call to Order

The August 31, 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 Wednesday, August 26, 2020 at the three Town posting boards by Clerk Lynette Gitter.

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

Others: Lynette Gitter, Dalton Korth, Paul Gitter, John Knapp, Pat White and Scott Thomas

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.

Dalton Korth stated that he called around and that 13 of 16 Towns in Outagamie County are under County zoning with 1 acre minimum and 100 feet of road frontage. The Town of Lebanon has 1 acre and 150 feet of road frontage.

Specific Matters for Discussion and Possible Action:

A. Approve the July 27, 2020 minutes

Motion made by Siewert, seconded by Thompson, to approve the July 27, 2020 Plan Commission minutes. 4 AYES, 1 ABSTAIN, MOTION CARRIED.

B. Review material presented and make a recommendation to the Town Board for a “conditional use permit” in regards to a wetland restoration project on property owned by Patrick White at N6333 County Road W. Site 1 is a wetland restoration, Site 2 is maintenance to an existing structure under easement, and Site 3 is maintenance to a failing culvert.

Pat White was available to describe the proposed wetland restoration project. It separates the property from the creek. They’ll take the berm down. The site is located behind it. They will do shallow scrapes for water fowl and potential future hunting. The culverts will let the water in but won’t let the water out. After more discussion whether this project fits the Town’s plan, *Motion made by Coroneos, seconded by Siewert, to approve the proposed wetland restoration project and to recommend that the Town Board approves a conditional use permit issued by the County. All AYES. MOTION CARRIED.*

Motion made by Coroneos, seconded by Close, to move to Item D on the agenda since Scott Thomas was in attendance. ALL AYES, MOTION CARRIED.

D. (Note: this item may not be discussed unless Certified Maps are available) Review CSM’s for Land Division proposal for Scott Thomas (Lorraine Handschke farm, Cty Rd D) Parcel #'s: 160045500, 160043300 & 160045500.

Scott Thomas was available to answer any questions. He submitted a CSM for the project which involves acquiring 40-47 acres of the Lorraine Handschke farm (Grandparents) on County Road D, and rezones 2 acres from General Ag for a possible future buildable parcel. Also included in this division is separating the existing home from the farm acreage and leaving a 2 to 2 ½ acre parcel with that home. All 3 potential parcels have at least 2 acres and 295 feet of road frontage. *Motion made by Close, seconded by Young, to approve the CSM for Scott Thomas as presented. ALL AYES, MOTION CARRIED.*

C. Minimum Lot Size Ordinance-Review additional information-Board recommendations

Chairman Coroneos read the paragraph, subsection (4).

All lots created for residential use shall have a minimum lot size of two (2) acres and a minimum public road frontage of 295 feet. No land included in any street, highway or railroad right-of-way shall be included in computing lot area. A certified survey map shall be filed with the

building inspector prior to issuance of any residential building permit so that this restriction may be properly enforced.

He feels that it comes down to the needs/wants of the residents and is it consistent with the Town Plan. He recommends asking the community through either the newsletter or a separate comment card. The clerk said she could put something in the newsletter about this. Chairman Coroneos let people in the audience speak.

- Paul Gitter stated that the ordinance has been in existence for 34 years and has served the Town well. He questioned what has changed and why the need. It was established this way to account for every home having their own septic systems. He read the ordinance preamble:
It is in the best interests of the Town of Maple Creek to establish a minimum lot size to regulate and restrict population distribution and density, lessen congestion, promote safety of its citizens, stabilize and protect property values, and further appropriate use of land and conservation of natural resources, including the Town's valuable farmland.
- John Knapp stated that if we go to 100 foot frontage, what would be the lot size? It would be very long and narrow or you'll have a lot of misshapen lots.
- Dalton Korth stated that he had people tell him that they wanted it changed. He feels that the property that is included to the center of the road should be included in the computed lot area of 2 acres.
- Lynette Gitter talked to Bob Reider at Carow Land Surveying and he stated that most of the time (unless it is deeded differently) the road right-of-way, to the center of the road, is the landowners on Town roads unless it has been dedicated to the Town. Most of the right-of-ways on County/State roads have been dedicated, that is why you don't see the lot line going to the center of the road on those CSM's.

After more discussion, *Motion made by Coroneos, seconded by Young, to leave the Minimum Lot Size Ordinance 8.04 the same. The Clerk called for a roll call vote: Siewert-Aye; Coroneos-Aye; Thompson-Nay; Close-Nay; Young-Aye 3 AYES, 2 NAYES, MOTION CARRIED.*

E. Start review of the Town Comprehensive Plan

It was the consensus of the members to not start review of the Town plan until after the first of the year when the 2020 census has been completed and the charts can be updated with current information.

Future Agenda: Discussion/Action on future agenda items?

- Town Plan

Adjournment/Calendar: Next Planning Commission meeting as needed

Motion made by Coroneos, seconded by Thompson, to adjourn at 7:45p.m. ALL AYES. MOTION CARRIED.

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

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