



PLANNING COMMISSION MEETING

July 19, 2018

Present: Mark Votava, Betsy Vance, Brian Krafthefer, Sean Flaherty, Ed Gorman, Supervisor Steve Ebner
Additional attendees: Mr. Michael Wurst, Mr. Del Miske, Ms. Marian Appelt

Call to Order:

Call to order at 7:00 PM

Approval of the Minutes:

Mr. Flaherty moved to approve the minutes for the June 2018 Planning Commission meeting. Seconded by Mr. Gorman, the motion carried.

Variance Request, Michael Wurst, 1460 Orwell Ave

Mr. Wurst presented a request for a variance to build an accessory structure in front of the residence. The proposed structure is 40' x 46', 120 ft from the south property line, 77' from the front property line at the closest point, and 65' from the north property line. Exterior is proposed to be completed in vinyl in a color scheme to complement the house. Mr. Wurst indicates he has spoken to the neighbors on either side, and noted they have no objection. Access to the rear is limited to the location of the well to the north of the residence and the septic to the south of the residence. The residence is built at the peak of the lot, resulting in a drop in grade of ten to twelve feet behind the house. It was noted that there are several mature trees on the lot to provide screening. After discussion, Mr. Gorman moved to recommend approval of the variance citing the practical difficulties created by the location of well, location of the septic, and the steep slopes of the lot behind the residence, subject to the conditions that he retain screening, the building comply with all other town ordinances including setback restrictions, the building be constructed to blend or match with the residence, and the site location be as proposed on the application, and a 4 sided elevation and survey be provided to the town board supervisors for the public hearing. Seconded by Mr. Flaherty, the motion carried.

Change in Language to the Comprehensive Plan

The planning commission discussed a proposed change in language to the Comprehensive Plan regarding mining and extraction to clarify the current uses as nonconforming, and not to change the ordinance to allow manning in the SFE district. The comprehensive plan subcommittee met and discussed potential changes to manage mining and extraction, and determined additional investigation would be needed before selecting a path, if any. Mr. Votava will continue to coordinate a more long-term view of how to manage this use in the township with Mr. Gozola, Sambatek Planner. Ms. Vance agreed to maintain a log of changes as they occur during the remaining review.

Change in Escrow Language to Address Damage to Township Property

The board discussed a proposed change in language to the Comprehensive Plan regarding the use of escrow funds in the event of damage to township roads, right of way or other property, including specific damage or erosion. The planning commission discussed proposed language, fees and recommended modifications. Ms. Vance moved to recommend approval of the proposed change in

PLANNING COMMISSION MEETING

language to the ordinance as recorded by Supervisor Ebner, subject to final review. Seconded by Mr. Votava, the motion carried.

Vacant Position on the Planning Commission

The planning commission welcomed two candidates for the vacant position on the Planning Commission. Mr. Del Miske and Ms. Marian Appelt, both retired from 3M and longtime residents of the township, introduced themselves to the planning commission members. After discussion, Mr. Gorman moved to recommend Mr. Miske to the town board to fill the vacancy. Seconded by Mr. Krafthefer, the motion carried.

August Meeting

The August meeting, for August 16, 2018, will consider a request to modify the zoning ordinance to allow billboards on I-94.

Adjourn

Mr. Ed Gorman moved to adjourn. Seconded by Mr. Krafthefer, the motion carried. Mr. Votava adjourned the meeting at 9:01 PM

Respectfully Submitted,



Elizabeth A. Vance
Secretary