



MINUTES
Planning & Zoning Commission
February 8, 2017

CALL MEETING TO ORDER

M. Olson called the meeting to order at 7:04 pm.

Members Present: Chairperson M. Olson, Vice Chair M. Willcoxon, P. Carlson, J. Johnson, D. Carlson

Members Absent: None

Others Present: Supervisor C. Cagle, Planner E. Maass, Town Clerk K. Wood, 1 member of the public (signed in)

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

None

ADOPT THE AGENDA

County Road 19 was added under Old Business

M. Willcoxon motioned to adopt the agenda with the addition of County Road 19. D. Carlson seconds. All in favor, motion carried.

APPROVE THE MINUTES of the January 11, 2016 Planning Commission meeting

P. Carlson motioned to approve the minutes of the January 11, 2017 meeting. J. Johnson seconds. All in favor, motion carried.

OLD BUSINESS

County Road 19

P. Carlson said some people are worried about the speed of the traffic. There would be two lots and after the setbacks and the lots would be very small. Some people are



suggesting a couple of T's. When a person comes off the freeway they would come to a T stop. He has not checked to see how much traffic is on the road.

M. Olson: Said to have people go back to Falcon Ave. It would eliminate the center of the curve and eliminate congestion. He says the T's would cause congestion.

J. Johnson: Asked if a roundabout would be a cost effective plan. It would reduce speed while eliminating congestion.

M. Willcoxon: Said it would not take much to do a traffic study. P. Carlson said that J. Triplett would be able to help with it.

The Planning Commission does not like the idea of the T.

P. Carlson and J. Johnson really liked the idea of roundabouts.

M. Olson: said they will come up with a few drawings to submit to J. Triplett.

E. Maass: WSB did road project in Princeton and he is going to look into it and get CAD drawings for the Planning Commission to look at.

M. Olson and J. Johnson are going to meet with the County.

NEW BUSINESS

Discussion about draft ordinance to redefine "Buildable Area"

E. Maass read the proposed definition:

Buildable Area – The minimum contiguous area remaining on a lot or parcel of land after all ~~setback requirements, bluffs, easements and rights-of-way, historic sites, slopes~~ greater than 18%, designated flood plains, wetlands, land below the ordinary high water level of public waters, and lands where the depth to mottled soil is less than one (1) foot are subtracted for the purpose of placement of structures. ~~The determination of buildable area shall be based upon the character of the lot or parcel in its unaltered, natural condition.~~

This version removes the last sentence per the last Planning Commission meeting because it is not uncommon for someone to bring in soil. Setback requirements were removed because there are different requirements depending on a structure.

Bluffs: The Township does not have a bluff definition. The greater than 18% slopes were added instead. Easement: Encroachments are not uncommon



The Commission discussed if right-of-ways should be included.

J. Johnson: read the definition again and said that a right-of-way is not included in the language.

E. Maass: if a brook or a stream is in the property it is a physical separation.

The Commission wondered if they have to state it on the ordinance. A road could be added later and then it would no longer be contiguous.

J. Johnson feels that it is okay as written because a road or a stream would be a dividing point.

M. Olson said it should be vague enough to cover all of the situations.

E. Maass said there will always be tweaks along the way but thought that it is a well written definition. It fits with what the Township is looking to do with the land. He said that is where a grading permit comes in and the Township or wetland engineer works with them. Only if mass grading was done on a property.

J. Johnson said that it brings up the issue of filling in property.

D. Carlson: Where is code for enforcement for watershed fall under? Does the Township have the ordinances policing it?

P. Carlson: Said that it would be the Building Inspector enforcing this.

M. Willcoxon: The easements cannot be filled or altered.

The Commission would like to discuss filling in land at the next meeting.

E. Maass added that the lots are larger so that would limit direct runoff. Most of the Township is permeable. Sometimes there is a joint powers with the watershed district when entities that have easements because they get funding for it.

D. Carlson: Said that it was contradicting to what they determined during the last meeting. He agrees with E. Maass with them being covered by other requirements. He asked what the Township has that are not governed by anyone else.

They are going to look at the process of creating an amendment on the grading process.



COMMISSIONER/TOWN BOARD REPORT

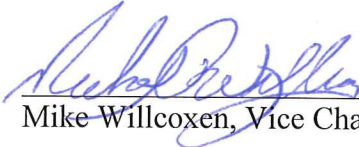
C. Cagle clarified that the amendment is going to remain contagious and include setbacks.

She does not have an update on M. Lindgren because L. Johnson is out of the country.

Next regular Planning Commission meeting is March 8, 2017 at 7:00 pm.

ADJOURN

M. Willcoxon motioned to adjourn at 8:23 pm. D. Carlson seconds. All in favor, motion carried.


Mike Willcoxon, Vice Chair


Kelly Wood, Clerk

Minutes submitted by Kelly Wood, Clerk

