



Meeting Minutes
Planning & Zoning Commission
November 8, 2017

A. CALL MEETING TO ORDER

M. Olson called the meeting to order at 7:00 pm

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

Others Present: Supervisor B. Seekon, Deputy Clerk B. Schule, Planner E. Maass

B. PUBLIC COMMENTS (*ITEMS NOT ON THE AGENDA*)

- None

C. ADOPT THE AGENDA

M. Willcoxon made a motion to adopt the agenda. J. Johnson 2nd the motion. All in favor, motion carried.

D. APPROVE THE MINUTES OF THE OCTOBER 11, 2017 PLANNING COMMISSION MEETING

E. Maas noted that in section c the height of trees for screening should be 8 foot instead of the 6 foot stated. Deputy Clerk B. Schule made the modification to the meeting minutes.

P. Carlson made a motion to adopt the minutes of October 11, 2017 Planning Commission meeting with the one additional modification. J. Johnson 2nd the motion. All in favor, motion carried.

E. OLD BUSINESS

- none

F. NEW BUSINESS

- a. Proposed Text Amendment for Chapter 2, Section 4.18 regarding solar energy systems – **Public Hearing**
 - **Decommissioning Plan:**



1. For the existing ordinance for the 67. Decommissioning Plans the owner shall establish an escrow account in an amount determined by the Town Board.
 2. Discussion took place on whether the Township can retain the interest on money that is in escrow account.
- **Screening:**
 1. Screening for the solar farm should have a double row of trees, shrub, or bush eight (8) foot in height that will get to twelve (12) foot at maturity.
 2. If the property is completely screened with trees to begin with, then the additional screening would be waived. If the screening does not have double rows of pine trees, there needs to be a double row of screening which would include fencing, bush or shrubs.
 3. On 4.18,C,4,A Screening ii section E. Maass will change the statement by removing (and are required on all sides of the property).
 4. E. Maass asked to modify the language to say “may have a single row of screening for solar farms with a 1000 setback instead of must have two (2) rows of trees. This modification would eliminate the need for a variance..
 5. Screening may be suspended on any 1000 setback property until the time that property would have a structure put up.

M. Olson opened the public hearing at 7:33 pm

- B. Seekon asked if it is appropriate to ask the owner of the CUP to put in additional screening in the event the adjacent property is sold. The new owner may want the additional screening. The new owner would need to provide that themselves as they would know what they are purchasing property next to a solar farm.

M. Olson closed the public hearing at 7:35 pm

D. Carlson made the motion to recommend the text amendment to the Town Board. J. Johnson 2nd the motion. All in favor, motion carried.

- b. Proposed Text Amendment for Chapter 2, Section 5.10 Dimensional Standards and Section 4.08(H) Accessory Structures and Uses - **Public Hearing:**
 - Currently the ordinance states the height cannot exceed the principal structure. E. Maass proposed the ordinance state the height should not exceed the height of the principal structure unless located in the rear yard with a maximum height of 35 feet.



1. The side walls on the structure should not be taller than the main structure.
2. For properties zoned agricultural the 'accessory structure elevation shall not exceed that of the principle structure' was strikeout for the purpose of building a barn.
3. There is a pending permit that this ordinance will allow the resident to build a pole barn on the rear of the property with the height of 35 feet.

M. Olson opened the public hearing at 7:50 pm

- No comments

M. Olson closed the public hearing at 7:50 pm

M. Willcoxon made a motion to close the public hearing. D. Carlson 2nd the motion. All in favor, motion passed and carried.

Discussion:

- There is a pending permit that this ordinance will allow the resident to build a pole barn on the rear of the property with the height of 35 feet.
- For the 5.10 RRA standards the height should not exceed the height of the main structure in the front yard, but in the rear of the property. The setback is determined by the height of the main structure.
- This ordinance will allow a resident with agriculture status to put up a bonus truss loft barn for storage.
- There were three votes for the 35 ft after discussion and one nay vote

J Johnson made the motion to recommend the text amendment to the Town Board. D. Carlson 2nd the motion. P. Carlson was a nay vote. Motion passed and carried.

G. COMMISSIONER/TOWN BOARD REPORT

- B. Seekon:
 - Stated that in conversations with M. Koran, there is a loophole for developers stating they should make the roads up to grade with the township. Township is stating if a development comes in they need to pave the roads. The developers don't want to pave the road.
 - If the main trunk road is paved then new development must be paved.
 - At the road committee meeting, discussion was on whether to double chip seal or pave the roads. The decision was made to try the double chip for now instead of paving.



- They have a 3-5 year plan on which roads per section they will pave.
- There was also discussion on whether to put out a bond for the roads and get them all paved. The committee has some numbers put together on the cost for paving, chip seal and dirt.
- B. Seekon informed the group the Walk and Roll packer for the grader was approved.
- B. Seekon mentioned the right of way ditches have not been kept up. Future communication will be sent out.
- A resident on Falcon wanted to get a petition for 352th paving. The cost was communicated and that the residents would need to pay the cost.
- B. Seekon also mentioned the dumping of 3 loads of shingles, nails and building material on a dirt road. B. Seekon had to go over on the weekend and put cones so motorist would avoid hitting.

H. NEXT REGULAR PLANNING COMMISSION MEETING IS DECEMBER 13, 2017 AT 7:00 PM.

I. ADJOURN

D. Carlson made a motion to adjourn the meeting at 8:25 pm.. M. Willcoxon 2nd the motion. All in favor, motion carried.



Mike Olson, Chair



Kelly Wood, Town Clerk

Minutes submitted by Becky Schule, Deputy Clerk

