

TOWN OF LYNDON

PLAN COMMISSION MEETING MINUTES

Thursday April 8, 2010 7:00 pm

Town Hall

W6081 County Road N

Plymouth, WI

1. Chair, Jerome Rosche, called the meeting to order at 7:00 pm.
2. Pledge of Allegiance to the Flag
3. Roll call - Present were Robert Oldenburg, Vu Vang, Jerome Rosche and Sally Marver. James Weigel was absent.
4. Confirmation of posting - Marver confirmed the posting as having been done on Wednesday April 7, 2010 between 3:00-3:45 pm.
5. Approval of last Plan Commission minutes – Minutes were approved as presented.
6. Approval of the Agenda - Agenda was approved as presented.
7. Building Permits:
 - a. New Home - Jeremy Boxrucker, N4640 County Road E, Plymouth, WI 53073. The site map was passed around for the PC members to view the setbacks and placement of the home. Oldenburg announced there are new requirements for electrical installation that went into effect on January 1st of this year. Oldenburg moved, 2nd by Marver to approve the building permit. All in favor, motion carried.
8. New Business
 - a. Jerry Dehl – W4615 County Road F, Waldo, WI 53093, question on splitting 5 acres off of farmland in A-2 zoning – It was explained to him that this was not in an area designated for residential growth in our 20 Year Comprehensive Plan. He was told he could split the home with 5 acres but we could not guarantee that a new home could be built on the remaining 30 + acres. Dehl explained this was not usable cropland and would not be taking away from agriculture. Dennis Weinhold also joined this discussion as he too, is interested in splitting up his A-2 land. Dehl suggested the Town Board consider different wording in the Ordinance and 20 Year Comprehensive Plan to allow unusable Agricultural land be used for building a residence rather than usable farmland just because it is around the villages and Lake Ellen.
 - b. Leif Peterson, question on building a home on farmland that is designated for residential growth. We will research whether or not it is in the A-1 certification or if, because it is in the area to be for future residential growth, is it nullified for the certification. Mr. Weinhold had brought this up and the Plan Commission wanted to check into this as none of the members had received any information on that. It was also discussed whether to rezone to Agricultural-5 or Residential-1. He was told he could apply for rezoning and it could be granted with the conditional of approval of Town Board of the certified survey. He will be put on the agenda for next meeting. We will call him to keep him updated as to what information we find. Also needed more information on whether or not (depending on the State's consideration of this transition area being nullified from conversion fees) whether or not the 20 x 1 remaining parcel applies. A copy of the suggested wording for ordinance changes from Keith Foye was handed out to Mr. & Mrs. Dehl and Dennis Weinhold at this time. This matter will be placed on the next Plan Commission Meeting.

- c. Discuss/Act on recommendation to the Board to amend Zoning Ordinance to include new State and Local Land Use Conversion Fees - Marver explained she had spoken with Keith Foye from The DACTP (Department of Agriculture, Consumer, Trade Protection, and he had emailed some wording to her that should be included in the Ordinance before we submit it to them for approval. She will now have to reword the ordinance she already drafted and will have this information for the Town Board Meeting and the Public Hearing next week. Vang moved, 2nd by Oldenburg, that the PC members look over the wording from Keith Foye and get to Marver with any changes they would like in the wording of our ordinances, and that the Plan Commission at this time, has no recommendation to the Town Board. The Plan Commission would like the Town Board to act on the Ordinance Change without their recommendation. All in favor, motion carried.
 - d. Discuss/Act on recommendation to Board to amend Zoning Ordinance to include wording of Conditional Use Permits be required for the building of new homes on Agricultural lands - Oldenburg moved, 2nd by Vang, to require a Conditional Use permit to build a home on agricultural lands. All in favor, motion carried.
9. Items from the floor, for Plan Commission consideration, for the good of town government -
- a. Richard Baumann asked if anything was being done on whether or not Mayer Motors was in fact a business, and whether or not he was complying with his conditional use. Rosche did say he had not talked with him because of the death of Mayer's mother. Baumann then brought up that there seemed to be a lot of junk at Tom's Used Car's lot.
 - b. Dennis Wienhold was here to discuss the same issue and had joined in on the discussion previously. He asked if there were any zoning changes in our current zoning ordinance. He asked about the permitted uses for A-2 land. He felt he didn't need ask for any permission from the Board to divide or sell any of his land.
10. Report of Chairman - There was none at this time
11. Adjourn MEETING ADJOURNED AT 10:05 PM

Sally Marver/Secretary