

Town of Herman Planning Commission 10/19/2009 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on October 19, 2009. Commission members present were Joe Thelen, Howie Schultz, Bob Korth, and Joe DeBaker. Bert Grover was absent.

Chairman Thelen called the meeting to order at 7:05 PM.

It was noted that the meeting had been properly posted at the Gresham Post Office, Leopold Post Office, Pederson's Bar, and the Town Hall.

The minutes of the last meeting of the committee were approved as e-mailed.

As requested, all members present had filled out their opinions on the 23 issues concerning Open Lands zoning questions from the Shawano County Zoning Code Advisory Committee (ZCAC). Each issue was reviewed, discussed if needed, and a consensus opinion was agreed on. A copy of the responses that DeBaker will turn in to ZCAC is attached.

ZCAC also provided a list of issues for discussion concerning Non-Residential Zoning Districts. The main points raised during the committee's discussion were:

1. The committee felt they did not have an adequate understanding of the differences between the various non-residential zoning districts – DeBaker couldn't find the proper document.
2. On the question of where "tougher" commercial and industrial uses should be allowed, the committee was united on the opinion that most of these uses should be conditional use permitted rather than "by right".
3. On a question as to whether "up stairs apartments" should be allowed in commercial zoning districts, the opinion was that they should be allowed.
4. On a question concerning "Highway Overlay Zoning Districts", the committee felt they needed considerably more information.

DeBaker reported that he had received a notice from Melinda Barlow about a workshop on a Working Lands Legislation workshop to be held at the courthouse on November 11 @ 1 PM.

Motion to adjourn by Schultz, seconded by Korth. Meeting adjourned at 9:00 PM.

Joe DeBaker
Secretary

Note: While not part of the minutes, the following info answers one of the questions from last night. This is taken from the document I was looking for and couldn't find.

Definitions of proposed Non-residential Base Zoning Districts:

1. C-N Neighborhood and Hamlet Commercial: new zoning district focused on smaller-scale, neighborhood-serving retail, service, and office uses in a suburban/rural setting; possibly residences allowed in mixed use settings; allow very modest setbacks and parking standards in hamlet settings.
2. C-C Community Commercial: revised zoning district focused on larger-scale retail, service and office uses, but not manufacturing, warehousing or distribution.
3. C-R Rural Commercial: new zoning district directed to allow for more intensive agricultural and forestry based processing uses than the Open Space Zoning Districts would allow.
4. C-G General Commercial: generally new zoning district to allow a range of commercial, office, institutional, light industrial, warehousing, distribution, telecommunication, and outdoor display land uses.
5. M Manufacturing: revised version of current zoning district; suggested consolidation of the two current manufacturing zoning districts.