

Town of Herman Planning Commission
10/26/2010 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on October 26, 2010. Commission members present were Joe Thelen, Howie Schultz, Bob Korth, Bert Grover, and Joe DeBaker. Town Board members Duane Spiegel and Ed Berkholtz were also present. Melinda Barlow of the Shawano County Planning and Zoning Office was present.

Chairman Thelen called the meeting to order at 6:00 PM.

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

There was no reading of the last meeting minutes.

Chairman Thelen stated that the purpose of the meeting was to allow Melinda a chance to update us on the process for adopting the new zoning code and to review the draft of the zoning map for the Town of Herman. Thelen turned the meeting over to Melinda for discussion.

Melinda went over the time line for the new zoning ordinance. She felt that the updated draft would be ready for review by the county planning and zoning committee by the end of the week. After that, the draft would go to the full County Board for adoption. There was some discussion about the availability of copies of the latest draft. Melinda indicated that the draft should be available on-line this week. She stated that we should be able to purchase printed copies at a reasonable cost from the county. She agreed to get back to Joe Thelen before the Town Board meeting on November 1. DeBaker requested that Ed put this on the agenda for the Board meeting.

There was some discussion of the issues that had been raised prior to the last ZCAC meeting. Melinda asked if she could get a complete list of our issues so she could check that they had all been addressed in the latest revision. DeBaker agreed to send this info to Melinda.

Melinda asked that we try to get the Town Board to pass a "feel good" resolution as soon as we felt there was a good probability that Herman would adopt county zoning.

Melinda presented three maps to the commission: the future land use map from our comprehensive plan; the current zoning map; and the draft zoning map with the new districts shown.

A question was asked about a dotted line outside the village limits of Gresham. Melinda explained that this indicated the "extra-territorial limits" where Gresham would have some say so concerning land use and zoning, but she noted that since Gresham has not completed a comprehensive plan, they are prohibited from making land use decisions.

Bert Grover asked about a fairly large area East of Gresham that is proposed to be zoned "Rural Residential". He noted that there is a gravel pit in this area. Melinda said she would see that the pit gets removed from the zone.

DeBaker noted that Leopolis and Lyndhurst were zoned as a combination of "Hamlet" and "Rural Residential" and suggested that perhaps only "Hamlet" was needed. There

was general consensus by the committee on this issue. DeBaker also raised the question for the commission to consider as to whether the hamlet zone should include only the areas that are currently developed, the entirety of the original plats, or if we should expand the hamlet zones beyond the original plats. Joe Thelen expressed the feeling that the most straightforward thing to do is to stick with the original plat. DeBaker made a motion, seconded by Schultz that the commission recommend zoning the entire plats of Leopolis and Lyndhurst as “Hamlet”. Motion carried.

DeBaker noted that the latest state proposal for the Highway 29 corridor has an interchange at both County Highway “U” and at Leopolis Road, but the draft zoning map has only the area around the proposed “U” interchange zoned “Rural Commercial”. He stated that he knows about some political issues involved, but questioned whether it was inconsistent to not have commercial zoning at both locations. After some discussion Grover made a motion, seconded by Schultz to recommend the four 40’s adjacent to the Leopolis Road intersection be zoned Rural Commercial. Motion carried.

There was some discussion concerning Farmland preservation and the working lands initiative and its impact on the farmers in the Town of Herman. It was agreed that the commission would not take the lead on this issue, but it was agreed that a serious effort needs to be put forth to ensure that the public is aware of the impact of the proposed zoning changes.

DeBaker asked if Ms. Barlow had any new information on the Village of Gresham request for a change in the flood plain zoning ordinance. Melinda indicated that this request is no longer being actively pursued.

Motion to adjourn by Grover, seconded by Korth. Meeting adjourned at 7:30 PM.

Joe DeBaker - Secretary