

Town of Herman Planning Commission 12/13/2010 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on December 13, 2010. Commission members present were Joe Thelen, Howie Schultz, Bob Korth, Bert Grover, and Joe DeBaker. Town Board members Duane Spiegel, Ed Berkholtz and Lyle Grosskopf were also 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.

The minutes of the last meeting were approved as sent out and not read.

Chairman Thelen stated that the purpose of the meeting was to review the proposed zoning map and the draft zoning ordinance and to recommend to the Town Board whether or not to pass a resolution showing support for the proposed code and map.

The Commission members reviewed the proposed zoning map and compared it to the Future Land Use map in the Town's comprehensive plan. The following differences were noted:

1. Lyndhurst and Leopolis are shown on the Future Land Use Map as a combination of Residential 1-2.5 and Downtown/Unincorporated Village. On the proposed zoning map, these areas are both shown as Hamlet zoning districts. Commission members were in agreement that the two maps were not inconsistent and would not require changes to the comprehensive plan.
2. The Future Land Use Map shows a Residential 2.5-10 area east of Gresham. The zoning map shows this area as Rural Residential with the existing gravel pit excluded from this zoning district. The commission members agreed that the two maps were not inconsistent.
3. The Future Land Use Map shows an area of Community Commercial around the Highway 29/County U intersection, but not at the Highway 29/Leopolis Road intersection. It was agreed that the zoning map represented the desires of the Commission. It was not clear whether this difference represented a conflict between zoning and the comprehensive plan.

DeBaker was directed to contact the county planning office to get guidance as to what, if any changes need to be made to the town comprehensive plan as well as guidance as to the process that needs to be followed. There was general agreement that the complexity of the process for changing the comprehensive plan could have an impact on what zoning changes we make.

There was a general discussion about the draft zoning code. DeBaker stated that he was pleased with how the code had been changed in response to the Town of Herman's concerns. No one had any major lingering concerns. Bert Grover made a motion, seconded by Bob Korth to recommend to the Town Board that they approve a "comfort resolution" stating the Town's general agreement with the draft code. Motion passed.

Bert Grover made a motion, seconded by DeBaker to adjourn. Meeting adjourned at 6:45.

Joe DeBaker - Secretary