

Town of Herman Planning Commission 12/19/2011 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on December 19, 2011. Commission members present were Joe Thelen, Bert Grover, Howie Schultz, Bob Korth, and Joe DeBaker.

Chairman Thelen called the meeting to order at 1:00 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.

Chairman Thelen stated that the purpose of the meeting was to consider a conditional use permit by Kurt Moschetz for an implement sales business at N6085 Rangeline Road and to decide on a recommendation to the Town Board concerning approval. Prior to the meeting, Chairman Thelen had provided the Commission members with the Preliminary Consultation report from the County Planning and Zoning Office.

Bert Grover suggested that one condition of approval should be that the applicant should be made aware of the requirements of the County Health, Junk, and Environmental Hazard Ordinance No. 7-09. There was a general discussion as to whether adherence to the Junk Ordinance should be a condition of approval. Bert made a motion that we not make adherence to Ordinance 7-09 a condition of approval, but that Joe Thelen should meet with the applicant and give him a copy of the ordinance and make him aware of the Town's role in enforcing said ordinance. Motion seconded by Bob Korth. Motion carried unanimously.

There was discussion concerning any other conditions that the Commission members felt should be placed on the application. There being none, Bert Grover made a motion that the Planning Commission recommend to the Town Board that approval of the application for a Conditional Use Permit for an agriculture related use at N6085 Rangeline Road be granted with no conditions. Motion seconded by Howie Schultz. Motion carried.

DeBaker stated that one requirement of a Town's recommendation for approval is that the recommendation needs to be based on Programs, Policies, or Objectives in the Town Comprehensive Plan. After discussion, Bert Grover made a motion that our recommendation for approval should be based on Policy #2 on page 28 of the Comprehensive Plan which states the Town would promote the continuation of Agriculture in the town through encouraging agriculture related businesses, and on Policy #6 on page 59 of the Comprehensive Plan that the Town would consider small scale non-residential uses such as agriculture related businesses in OAR areas. Motion seconded by Bob Korth. Motion carried.

It was determined that the Members of the Planning Commission had only one copy of the approved Shawano County zoning code. All other copies were the draft copies. Joe DeBaker made a motion that the Planning Commission recommend to the Town Board that at least 10 copies of the approved zoning code be purchased for use by members of the Commission and Town Board. Motion seconded by Howie. Motion carried.

There was discussion concerning the role of the Planning Commission. DeBaker stated that the current policy of the Town Board is that the Planning Commission will meet at the discretion of the Town Chairman. DeBaker expressed the opinion that there would be

some benefit for the Planning Commission to meet perhaps semi-annually to begin the process of updating the Comprehensive Plan. Howie noted that this update isn't required until 2018 so perhaps the process doesn't need to begin immediately. It was agreed that the Town Chairman should be made aware of this long-term need.

Motion to Adjourn by Bob Korth, seconded by Bert Grover.

Joe DeBaker - Secretary