

Town of Herman Planning Commission
1/16/2013 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on January 16, 2013. Commission members present were Joe Thelen, Howie Schultz, Bob Korth, Bert Grover, and Joe DeBaker.

Chairman Thelen called the meeting to order at 9:00 AM.

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 were read and approved.

Chairman Thelen stated that the purpose of the meeting was to discuss Farmland Preservation in the Town of Herman and to come up with a recommendation to the Town Board as to the Town's participation in the current re-write of the County Farmland Preservation Plan.

Joe Thelen stated that he, Joe DeBaker and Howie Schultz had attended a meeting at the Herman Town Hall on December 11, 2012 at which County Planning and Zoning personnel made a presentation about the need for a county re-write of the Farmland Preservation Plan. Joe mentioned some of the key points made at that presentation.

Joe DeBaker asked if anyone remembered the history of why the Town of Herman chose not to participate in Farmland Preservation when it was instituted many years ago. None of the Commission members recalled. Joe Thelen shared a map of the Town of Herman that showed three farms in the town that have participated in Farmland Preservation through a private contract with the state. No one knew when these contracts expired, but it was explained that under the new state law there would no longer be new contracts. In the future, a farm would need to be in a Farmland Preservation Zoning District to be eligible for Farmland Preservation Tax Credits.

Joe DeBaker pointed out that no farmers from the Town of Herman had been present at the meeting on December 11 and that he had received no calls concerning Farmland Preservation. After additional discussion, it was concluded that there was very little interest in rezoning any portion of the Town as FP-1 or FP-2. It was also agreed that there would be significant costs to the town for rewriting portions of the Comprehensive Plan and for completing the rezoning.

Because of the lack of interest expressed by farmers in the Town and the costs associated with rezoning, Bert Grover made a motion that **the Planning Commission recommends to the Town Board that the Town of Herman not create any Farmland Preservation Zoning Districts in the Town of Herman.** Motion was seconded by Bob Korth and passed unanimously.

Motion to adjourn by Howie Schultz, seconded by Bert Grover, Meeting adjourned at 9:55 AM.

Joe DeBaker - Secretary