

Town of Herman Planning Commission
Meeting Minutes
Sept 21, 2009

The Town of Herman Planning Commission met at the Town Hall on September 21, 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 7:00 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.

Since the purpose of the meeting was to give DeBaker input concerning issues being discussed by the Shawano County Zoning Code Advisory Committee (ZCAC) meeting, Chairman Thelen suggested that DeBaker lead the committee through the list of questions provided by the ZCAC.

DeBaker first asked for input on the effectiveness of communications thus far. The consensus was that e-mailing material was working fine and should be continued.

A list of nine questions concerning "open space" zoning districts was gone through with DeBaker expressing his opinion and then the committee offering their additional input. There was considerable discussion about "clustering" and what it meant. The general opinion was that any development of more than 4 residences on a 40-acre parcel needed to fall under "subdivision" rules and should be a conditional use.

A question about siting standards got general agreement that they should be very limited in the open space zoning districts for single family residences.

There was general agreement that maximum lot sizes made little sense. There was agreement that "hobby farms" require larger minimum lot sizes. Could have code that farm animals cannot be kept on lots smaller than a certain size.

For the questions about other land uses and other commercial uses in open lands, the committee had no strong feelings, but felt the question should be what is working now and what needs changing in a new code.

There was general agreement that "best practices" are covered pretty well in voluntary programs and incentive programs and do not need to be part of the zoning code.

On the subject of livestock siting and density standards, the committee members felt we did not know enough about the subjects and needed to learn more. A question was raised as to whether the county animal waste management ordinance covered hobby farms.

Bob Korth asked to be excused from the discussion of residential zoning questions, as it was his 25th wedding anniversary.

The committee proceeded to discuss residential zoning district questions.

DeBaker raised the question of how platted communities like Lyndhurst or Leopolis should be dealt with. Our current Comprehensive Plan does not deal with platted communities. This may be a subject of future action. It was agreed that this subject should be raised at the next ZCAC meeting.

There was very little discussion on the remainder of the residential zoning questions. Detached structures were discussed and the general feeling was that setback requirements should handle most issues. No one saw any reason to change current code concerning storing campers in residential areas. Likewise, the consensus was that farm animals should not be allowed in these areas.

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

Joe DeBaker
Secretary