

Town of Herman Planning Commission 1/24/1011 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on January 24, 2011. Commission members present were Joe Thelen, Howie Schultz, Bob Korth, Bert Grover, and Joe DeBaker. Town Board member Duane Spiegel and Shawano County Planning representative Melinda Barlow 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 Post Office, Leopolis 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 revisit some of the decisions made at the December 12 Commission meeting. It was agreed that the Commission had focused too much on making the Proposed Zoning Map agree with the Comprehensive Plan's Future Land Use Map without considering whether we really wanted to create new zoning districts immediately

The Commission first considered the issue of zoning at the Leopolis Road/ Highway 29 and Cty U /Highway 29 intersections. Members reiterated their opinion that both interchanges should be planned for future commercial development. Melinda went over some of the pros and cons of zoning these areas as "Commercial Community" now versus waiting until a request for re-zoning arises. She stated that both expense and time might be slightly greater for a developer if we do not zone these areas commercial now, but that the difference would not be huge. She also stated that if we decide to make the zoning change now, we would need to do an amendment to the Comprehensive Plan. She estimated the cost for such an amendment at about \$500. After some discussion, Bert Grover made a motion seconded by Bob Korth that: The Commission rescinds its recommendation of December 13th that both intersections be zoned "C-C", that we recommend amending the Comprehensive Plan in a year or so to show both interchanges planned for commercial use on the Future Land Use Map, and that we recommend leaving the areas around these intersections zoned as "OAR" on the Proposed Zoning Map. Motion carried.

The Commission next considered the Residential area east of Gresham. DeBaker noted that the Comprehensive Plan states the town would not "pre-zone" areas for residential development and therefore our recommendation of Dec. 13 to zone the area "R-R" now would cause a conflict. Melinda noted that our existing zoning map did not show all of the developed lots along Lower Red Lake as being zoned Residential. A motion was made by Joe Thelen, seconded by Howie Schultz that: The Commission rescinds its recommendation of December 13th that we zone the area east of Gresham as Rural Residential, that we show all of the currently developed lots as R-R on the Proposed Zoning Map, and that the rest of the area shown as residential on the Future Land Use Map be left zoned as OAR on the Proposed Zoning Map. Motion carried.

The Commission next revisited the issue of zoning at Lyndhurst and Leopolis. It was noted that the Hamlet zoning district allows lots of only 20,000 sq. ft. None of the members felt this was a problem since sufficient room for a well and septic system would still be required. Melinda stated than zoning both of the original Plats as "Hamlet" would

not require amending the Comprehensive Plan. A motion was made by Bert Grover, seconded by Howie Schultz that the original plats of both Leopolis and Lyndhurst, in their entirety be shown as zoned "Hamlet" on the Proposed Zoning Map. Motion carried.

The Commission next reviewed the existing zoning map to identify any parcels that needed correction on the Proposed Zoning Map. Several Commercial properties were identified that Melinda was asked to show on the Proposed Zoning Map. Melinda mentioned a particular property adjacent to Highway 29 where only a portion of the parcel had been zoned Commercial. Melinda was asked to show the entire parcel as C-C on the proposed zoning map. One parcel near the intersection of Roosevelt Road and Cty G is currently zoned for mobile home park. Melinda volunteered to check into this parcel and report back to the Commission.

Motion to adjourn by Bert, seconded by Bob. Meeting adjourned to 7 PM.

Joe DeBaker - Secretary