

Town of Herman Planning Commission
9/26/2011 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on September 26, 2011. Commission members present were Joe Thelen, Howie Schultz, Bob Korth, Bert Grover, and Joe DeBaker. Town Board chairman Lyle Grosskopf and Bob Jacobson of the Shawano County zoning office were also present.

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.

Chairman Thelen stated that the purpose of the meeting was to clarify the issue of lot restrictions in the OAR zoning district. Planning Commission members stated their concerns about the default A-290 lot restrictions in the new Zoning Code.

Bob Jacobson pointed the commission members to page 13 of the zoning code. Footnote 7 on that page states: "The OAR zoning district has two basic options for arranging limited development of the landscape. Option B shall apply only where specific clustering policies for lands so designated are included within the adopted town and county comprehensive plans. Option A shall apply in all other locations where the OAR district is mapped" Bob stated that since the Town of Herman Comprehensive plan specifically mentions clustering in its Land Use Goals, Objectives and policies, Option B would apply in the town. That being the case, Bob pointed out Table Z.2.03A on page 12 that shows a minimum lot width of 100 ft for Option B with no maximum road setback.

Commission members asked what the best way might be to document this understanding of the lot restrictions. Bob suggested that a "whereas" could be added to the resolution adopting county zoning. Bob volunteered to provide suggested wording for this "whereas"

After discussion, it was agreed by consensus that Bob would provide wording for an adopting resolution and that the Commission members would review the resolution and would meet at 6:30 PM prior to the scheduled Town Board meeting on October 3 to decide whether or not to recommend adoption.

Motion to adjourn by Bert, seconded by Bob.

Joe DeBaker - Secretary