

Minutes

Public Hearing on Adoption of County Zoning Ordinance and Map Town of Herman August 16, 2011

Hearing was called to Order by Chairman Grosskopf at 7:00 PM

Present were Grosskopf, Spiegel, DeBaker, 4 residents of the town, and Bob Jacobson of the County Planning Office.

The Pledge of Allegiance was recited by those present.

It was noted that the meeting had been posted at the Leopold Post Office, Pederson's Bar, and in the Shawano Leader.

Jacobson gave a brief report on Town's adoption of the new zoning code. Ten towns have adopted to date with three more expected in the next month. He gave an overview of the new code and the Town of Herman zoning map.

The only significant issue discussed was lot restrictions in the OAR zoning district. Bob Jacobson pointed out that the A-290 restrictions is the default option with a second option available with a variance if the Town has "clustering" as an option in its Comprehensive Plan. Almost everyone in attendance stated they had been under the impression that one option for OAR was lot requirements very much like we had in the old code in the AG zoning district. DeBaker apologized for having missed this issue when reviewing the proposed new code. Jacobson explained the legal process for obtaining a variance.

DeBaker made a motion, seconded by Spiegel to take no action at this time, but to put zoning code and map adoption on the September agenda for discussion and possible action. Motion carried.

Motion to adjourn by Spiegel, seconded by DeBaker. Motion carried.

Note: On August 17, 2011, Bob Jacobson contacted me concerning the application of Option 2 to the Town of Herman. He followed up with an e-mail (copy below).

Jodie:

The Town Comprehensive Plan references clustering in the OAR district. When clustering is referenced in a Town Plan you are under the option B requirements for the OAR district. Refer to Table X2.03A on pages 12 and 13 of the new zoning code for reference regarding the option B requirements. So, what does this mean for the Town if you adopt the OAR district as proposed: 1) The minimum lot width is 100', not 290' and 2) There is no maximum setback from the road centerline. For instance, if a property owns a 40-acre parcel and they want to locate a new single-family dwelling at 800' setback from the roadway centerline that is fine and no variance would be required. Flag lots would be permissible provided the newly created lot is at least 1.5-acres in size and has an average lot width of 100'. I hope this clarifies things for you. Sorry for missing this at last night's meeting. Just an FYI the OAR district has 47 uses of which 31 are permitted (70%) and the AR district has 37 uses of which 23 are permitted (62%). Both districts require a 1.5-acre minimum parcel with a 100' minimum width and no maximum setback from the road centerline. PS: I did just speak with Joe Thelen and mentioned these same things to him.

Bob

Respectfully Submitted
Joe DeBaker