

## Town of Herman Planning Commission 7/10/2017 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on July 10, 2017. Commission members present were Joe Thelen, Bob Korth, Howie Schultz, Bert Grover, Bob Kristof, Clayton Arndt, and Joe DeBaker. Also present was Bill Ward.

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

The meeting had been properly posted at the Gresham and Leopolis Post Offices, Gresham Bank Pederson's Bar and on line.

Town Chairman Kristof call the meeting to order at 8:30 AM.

Appointments to the Board were discussed. DeBaker reported that he and Howie Schultz had been appointed to the board for two years in 2015 and he thought that Joe Thelen, Bert Grover, and Bob Korth had been appointed for 3 year terms in 2015. Bob Kristof appointed himself, Clayton Arndt, Joe DeBaker and Howie Schultz to three year terms on the board. He also appointed Clayton as commission chairman and DeBaker as Secretary.

The board discussed the proposed subdivision of Bill Ward's property on Cherry Road. Mr. Ward indicated that he now plans to make a new lot that will be two acres in size. The new lot will apparently have road frontage in excess of 100 feet, but this will consist of two portions divided by the railroad right of way. The commission could not make a determination if this will be acceptable under county zoning. Mr. Wade was advised to seek guidance from the county office. No commission member expressed opposition to the proposed subdivision.

The board discussed what actions are needed for a proposed expansion of the St. Mary cemetery in Leopolis. According to county Planning and Zoning, the platted streets and the village plat for the parcel under discussion had been previously vacated, but never properly recorded, thus the vacation process will need to be redone. The town board will be responsible for acting on these vacations. A zoning change will also be required when the time comes to make the addition to the cemetery. Either the existing cemetery will need to be rezoned to Hamlet or the new portion of the cemetery will need to be rezoned to OAR. The board was of the opinion that making the whole cemetery "Hamlet" made the most sense, but no action was taken.

The board briefly discussed the Wade Bohl property in Lyndhurst, but since no formal request has been made at this time, no action was taken.

DeBaker noted that the comprehensive plan linked to on the town web site is the original plan and recommended that the link be updated to our currently approved amended plan. He also noted that several maps were linked to on the web site, but not the new zoning map and recommended this be added. Also noted was that all commission members should have in their possession the current county zoning code. Bob Kristof noted that the county no longer supplies printed copies of the code. It was recommended that the town board consider printing copies of the code for commission members.

Joe Thelen noted that commission members will be paid quarterly if there are any meetings. This was at the request of the Town Clerk.

Motion to adjourn made by Korth, seconded by Schultz. Motion carried at 9:56 AM.

Joe DeBaker – Secretary