

**Town of Union
PLAN COMMISSION MEETING
Minutes of November 18, 2010**

The Town of Union Plan Commission regular meeting was called to order by Chairman Alvin Francis at 7:02 pm on Thursday, November 18, 2010 at the Eager Free Public Library, 39 W. Main St., Evansville, WI. Members present included Chairman Francis, Vice Chairman Doug Zweizig, Dave Pestor, and Eric Larsen. Also present were Town Supervisor George Franklin and Clerk Regina Ylvisaker.

Approve October 28, 2010 Plan Commission Minutes

Several corrections/amendments were noted. Motion to approve as corrected/amended made by Eric Larsen. Second by Doug Zweizig. Motion carried by unanimous voice vote.

Public Comment (10 minutes max/issue)

Resident Kristi VanderArk asked about the process for public input on ordinances. It was explained. She also inquired about the process for handling stray animals and the Rock County Humane Society. It was clarified that the Town Board is responsible for animal control, not the Plan Commission.

Upcoming Farmland Preservation Training Opportunities

Alvin Francis discussed the November 30 meeting on AEA in Janesville.

Discussion: Evansville Future Land Use Maps

The maps distributed by Bob Janes imply that Evansville future growth areas are all within the short term development areas of the Town. Dave Pestor stated he has been told that there are issues with the northeast development area, specifically that the City has concerns about lot sizes in that area being larger. Per Francis, the City's future growth areas are about three times larger than the area the Town had designated for growth. Doug Zweizig thinks that the Town should figure out what it wants for these areas, and contact the City. Eric Larsen stated he has talked to Jim Brooks who indicated he would work on getting a meeting set up with the City. Zweizig felt one option would be for the Town to identify new areas of development that are outside of the areas identified by the City. Larsen stated that keeping new residential development near other areas of residential development is a main goal of the comp plan, and Zweizig's idea of changing the Town's growth areas would go against this goal. Larsen hopes that a meeting with the City would at least be scheduled prior to the next Plan Commission meeting. Commission members would probably like to attend such meetings if they knew when they were; Larsen will notify the Clerk of dates/times of any meetings scheduled and she will forward to the Commission. Larsen also believes that Town Plan Commission and Board members attending City Plan Commission meetings would help make the Town less "invisible" to the City.

Review of Phelps Pit CUP Final Language

Zweizig stated that enforcement is still somewhat unclear to him. It appears that the consultant working for APPI will be taking complaints but accountability is still a question. Francis also questioned how serious complaints would be dealt with. Who determines when there is a violation is also unclear. Zweizig noted he had received a call from John Winburn regarding excessive noise and that the crusher is not in the pit where it should be. Francis reported he sat in the Winburn's driveway this morning and noted that the noise from the pit was louder at their home than in their driveway, despite the driveway being closer to the pit than the house.

The group agreed that the Conditional Use Permit has been written to accurately reflect what the Plan Commission approved at their October 2010 meeting.

Motion that the draft Conditional Use Permit for APPI accurately represents the terms that the Plan Commission agreed upon at the October 2010 Plan Commission meeting made by Eric Larsen. Second by Doug Zweizig. Motion carried by unanimous voice vote.

Review of Citation Ordinance

Not discussed; the issue was deferred to the Board at the last Plan Commission meeting. Will be adopted with the partial code of ordinances at the December 2, 2010 Board meeting.

Review Amendments to the Town of Union Zoning Code Section 17.25 (6) "Performance Standards: Noise."

Motion to recommend to the Town Board removing section 17.25 (6) "Performance Standards: Noise" from the Town of Union Zoning Code, and make a separate chapter within the Code of Ordinances to deal with the issue made by Doug Zweizig. Second by Eric Larsen.

Roll call: Alvin Francis – Yes; Doug Zweizig – Yes; Eric Larsen – Yes; Dave Pestor – Yes. Motion carried by 4-0.

Review Right-to-Farm Disclaimer Ordinance

Motion to approve the ordinance language as presented, and schedule a public hearing to consider adoption at the January 2011 Plan Commission meeting made by Doug Zweizig. Second by Dave Pestor. Motion carried by unanimous voice vote.

Discussion: Plan Commission Policies and Implementation Strategies

Larsen discussed the idea of laying out what types of land divisions will come before the Plan Commission, then laying out areas such as ag preservation, and then identifying how each type of division would be handled in each area. Larsen will try to put something together before the next meeting, and will send it to Clerk Ylvisaker for distribution.

Pestor questioned why there is not a licensing ordinance that deals with commercial businesses. To him it seems that it would be easier than doing CUPs in commercial districts. The Town currently licenses mobile home parks, liquor licenses, and cigarettes. Zweizig recommends that the next time legal counsel attends a Plan Commission meeting, the issue of licensing businesses is added to the agenda for discussion.

Francis would still like to discuss a language change to the Town's ordinances to address the issue of sale of land between property owners. The Commission also discussed and agreed that all Conditional Use Permits should have final approval by the Board. Ordinance language should be changed back to reflect this.

Motion to adjourn by Eric Larsen, second by Doug Zweizig. Motion carried by unanimous voice vote. Meeting adjourned at 8:20 pm.

Respectfully submitted by Clerk Regina Ylvisaker.

Note: minutes are considered draft until reviewed and approved by the Plan Commission at a properly noticed meeting.