

**Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of June 26, 2014**

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 7:00 p.m. on Thursday, June 26, 2014 at the Evansville Fire Station, 425 Water St., Evansville, WI. Members in attendance included Chairman Francis, Bill Thomas, Dave Pestor, and Ed Levin. Town Chairman Kendall Schneider and Clerk Regina Ylvisaker were also present. Eric Larsen was absent.

Approve April 24, 2014 meeting minutes

Motion to approve the minutes of the April 24, 2014 meeting made by Thomas/Pestor. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

Bill Thomas suggested holding Plan Commission meetings at Creekside Place, as there would be no cost to the Town. The group will plan to have the next meeting there.

Review and discussion of changes and revisions to Chapters 16-Land Division & 17-Zoning

Regina Ylvisaker distributed new pages 20 & 24 that did not go out with the original packet.

Chris Munz-Pritchard, Rock County Planning & Development, suggested adding "Farm Residence" and "Non-Farm Residence" definitions to Chapter 17. She also suggested adding a definition for "contiguous acres". Alvin Francis remained concerned about retaining the ability to separate buildings from a parcel in the A2 district.

Chapter 17, Zoning Districts A1 and A2, agreed to replace the current reference to State statutes with reference to definitions as noted above.

Regarding the retention of the Exclusive Ag Zoning District, Munz-Pritchard explained that the way the ordinance is written now it specifically references A1 and A2 zoning districts for farmland preservation. Exclusive ag zoning would pull all farmland preservation out of A1 and A2 and place it in exclusive ag zoning, and negate all the work that has been done thus far on the ordinance. DATCP had questioned the inclusion of the Exclusive Ag Zoning District in their initial review of the ordinance. It is clearly stated in the A1 and A2 zoning districts within the ordinance that they are eligible for the farmland preservation program. Francis is fine with removing the reference to the Exclusive Ag Zoning District; he also noted there was a motion at the last meeting to take the future development land that is currently in farmland preservation, out of farmland preservation on the land use map. This will require the action of the Town Board. Agreed by all to remove Exclusive Ag Zoning District from Chapter 17.

Thomas is not in favor of the site plan review concept, nor is Levin. Francis would prefer to leave it in as is. Pestor also feels it should be left in. Following review of the details of the site plan review in Section 17.20, Thomas and Levin agreed it could be left in as is.

Regarding removal of soil types referenced in the zoning districts, Pestor does not feel they are serving a purpose being listed. Munz-Pritchard stated that she is removing them from many other local ordinances.

Motion to remove abbreviated soil types from A1, A2 and A3 zoning districts made by Pector/Thomas. Motion carried by unanimous voice vote.

Francis questioned the “sludge spreading” conditional use, wondering if it was referring to the Metro-Gro type operations. Munz-Pritchard recommended removing it if it is not currently an issue that is regulated. Agreed by all to remove.

Motion to remove “L” and “O” in both A1 and A2 zoning districts made by Thomas/Pector. Motion carried by unanimous voice vote.

For clarification, the statement:

The remaining portion of the original parcel shall conform to the standard of the A-1 District and the new parcel with the existing farm dwelling and related farm structures shall conform to the standard of the A-4 District.

Should be changed to read “A-3 or A-4 District.”

Motion to remove “residential structures” from the maximum building height restrictions in A2, A3 and A4 Zoning Districts to help clarify the issue made by Thomas/Levin. Motion carried by unanimous voice vote.

Motion to remove the following statement from A3 and A4 zoning districts:

“The following Conditional Uses are not permitted in any Agricultural Zoning Districts:

- A. Camping grounds open to the public with buildings or structures.*
- B. Golf courses both public and private.*
- C. Hunting and fishing clubs.*
- D. Commercial outdoor recreation to include miniature golf, amusement parks, drive-in theaters and racetracks.”*

made by Thomas/Levin. Motion carried by unanimous voice vote.

Francis would like the same setbacks in A3 and A4 Zoning Districts as are in the RR Zoning District for house and side yard. A review of the setbacks indicated that a change was only needed to the A4 district. Motion to apply RR Zoning District setbacks to A4 Zoning District made by Pector/Thomas. Motion carried by unanimous voice vote.

Motion to remove soil types from all zoning districts within the ordinance made by Thomas/Pector. Motion carried by unanimous voice vote.

Munz-Pritchard will address the DATCP question RE Chapter 16, base farm tract divisions and email an answer to Ylvisaker.

Action Item: Recommendation to the Board acceptance of changes to Chapters 16-Land Division & 17-Zoning

Munz-Pritchard explained that sending the ordinance up for certification, rather than simply review, will put a higher priority on it at DATCP, and it does not mean that the Town has to adopt the ordinance at the point of certification by DATCP. Changes can still be made. However, certification from DATCP must be achieved prior to adoption by the Town.

Motion to send Chapters 16 & 17, with changes approved tonight and the answer to the question on Chapter 16 from Munz-Pritchard, to DATCP with a request for certification made by Thomas/Pestor. Motion carried by unanimous voice vote.

Motion to adjourn made by Pestor/Thomas. Motion carried by unanimous voice vote. Meeting adjourned at 8:38 p.m.

Respectfully submitted by Clerk Regina Ylvisaker

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