

# Town of Union

## PLAN COMMISSION MEETING

### Minutes of November 25, 2008

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The Town of Union Plan Commission regular meeting was called to order at the Eager Free Public Library, 39 W. Main St., Evansville, WI at 7:03 pm on Tuesday, November 25, 2008 by Chairman Alvin Francis. Members present included Alvin Francis, Eric Larsen, Dave Pestor, and Renee Exum. Town Engineer Greg Hofmeister, Town Attorney Matt Dregne, Town Chairman Kendall Schneider, and Clerk Regina Ylvisaker were also in attendance. Commission members Doug Zweizig, Doug Lee, and Kim Gruebling, as well as Building Inspector Bob Fahey, were absent.

#### **Approve October 30, 2008 Plan Commission Minutes**

Motion to approve the minutes of the October 30, 2008 Plan Commission meeting as written made by Eric Larsen. Second by Renee Exum. Motion carried by unanimous voice vote.

#### **Review and discussion of possible amendments and updates to the Town of Union Comprehensive Plan, including Introduction, Sections 1, 2, and 3.**

According to Attorney Dregne, the role of public participation in amending the Comprehensive Plan needs to be outlined in a plan approved by the Town Board, which can be recommended to the Board by the Plan Commission. The Plan Commission could choose to have one public hearing, or allow for the process to be more involved and extensive than that, there are no set guidelines. In any event, written procedures must be in place and approved by the Board. The proposed plan should provide for distribution of any planned changes, and an opportunity for public comments on changes including written input. Larsen asked if scoring sheets are considered part of the Comp Plan; Dregne was of the opinion that they were not. Larsen would like to obtain feedback about the scoring sheets from individuals who have used them, both Plan Commission members and applicants.

Motion to create a list of changes to be made to the Comprehensive Plan and to develop a written plan to be approved by the Town Board to include public input made by Eric Larsen. Second by Renee Exum. Motion carried by unanimous voice vote.

#### “Issues and Opportunities” Section:

Insert population actual numbers for 2005-2008 on page 2.

#### “Housing” section:

Update Table H-1 to reflect additional years. Call it out as an “update” so it does not appear to be original information from when the Comp Plan was originally developed.

Page 3, second action item: “Identify short-term and long-term areas for development on the Land Use map that encourage development adjacent to existing developed areas. This is recommended for the following reasons...” Larsen questioned removing “short and long term” from the statement, since it is not on our map, or should it be put back on the map and leave this statement in? He would prefer to remove “short and long term” and just state “future land use.” This is an issue for discussion in the future.

Larsen suggested including bike paths, etc. as an item on the scoring sheets, as a way for applicants to increase their overall score. Exum was in favor of the idea. Decision item: all agreed, to encourage bike/walking paths in major subdivisions it will be added to the scoring sheets.

Kendall Schneider felt it was important to take into consideration Rock County's comp plan, which will be finalized in the near future, when reviewing the Town's Plan. Per Schneider, the City of Evansville is also looking at building two new school buildings by 2020, requiring 40 acres of land which may impact the Town of Union.

Future discussion item: review PUD and mobile home park sections of the zoning ordinance.

Dregne suggested that the Town could promote green building by allowing higher density building if certain green items are put into place, i.e. solar, geothermal, or other sources of renewable energy.

Page 5, action item: "Conduct a Cost of Services Study to evaluate whether or not housing growth is generating sufficient taxes to pay for the increased cost of services related to new housing." Motion to move item to the "Implementation" section of the Comp Plan made by Eric Larsen. Second by Renee Exum. Motion carried by unanimous voice vote.

"Transportation" section:

Dregne felt that one outstanding issue in this area is whether to require right of way dedications for future road improvements.

Larsen proposed reviewing the Transportation, Utilities & Community Facilities, and Ag sections at the January meeting. Agreed. Schneider will have a representative from Rock County at the January meeting.

Motion to adjourn made by Eric Larsen. Second by Renee Exum. Motion carried by unanimous voice vote. Meeting adjourned at 8:37 p.m.

*Respectfully submitted by:  
Regina Ylvisaker, Clerk*

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