

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of Thursday, January 28, 2021

The Town of Union Plan Commission meeting was called to order by Chairman Alvin Francis at 6:30 p.m. on Thursday, January 28, 2021. The meeting was held via Zoom. Members in attendance included Chairman Francis, Ed Levin, Dave Pestor, Don Krajeck, and Ray Legris. Clerk Regina Riedel was also in attendance.

Review and approval of September 24, 2020 Minutes

Motion to approve minutes as written made by Pestor/Levin. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

No comments.

Discussion: Comprehensive Plan Updates

Introduction:

Remove the names of the original members of the Smart Growth team.

Add development of wind ordinance and telecommunications ordinance, as well as City of Evansville turning down the Bakers Crossing development in 2008 using extraterritorial powers, and farmland preservation update. Krajeck would like it noted that state law has superseded the wind and telecom ordinances.

Issues & Opportunities:

Riedel will update statistics as she is able with current information available.

Remove "The Union Smart Growth Committee considered this interaction as it developed the goals and objectives related to the XXXX element." sections from all sections of the Comp Plan.

Housing:

Page 3, Francis recommends changing "**Objective:** Continue to have low-density, single-family homes on large lots as the primary type of residential development" to "**Objective:** Continue to have low-density, single-family homes on minimum size lots as the primary type of residential development."

Throughout document, remove original survey results, as they are no longer relevant and cannot be updated.

Page 5, remove "**Objective:** To manage the quantity of housing in order to keep growth rates consistent with recent historical patterns and to insure that new housing generates sufficient taxes to support increased needs for services. **Actions:** Based on the historic average of 25 houses built per year between January 1, 1995 and December 31, 2004, maintain the number of approved residential building lots at no more than 50 over any given two-year period."

Transportation:

Page 1, remove statement "CTH C has narrow, unpaved shoulders and is unsafe for bicycling" as it has been improved.

Snowmobile/ATV trails: a referendum regarding ATV/UTV trails within the Town will be a referendum question in April, and therefore some wording about it should be added.

Page 2, #4, Railroad Corridors: Remove first bullet point.

Update information in #5, Streets & Highways.

Remove info regarding 4 lane improvement of Hwy 14 to Hwy 138, and reconstruction of Hwy 14 to Hwy 92 as they are both completed.

Page 5, remove "A better option for a regional trail is along Allen Creek so the railroad can be used for freight and commuter rail" and "Supports a regional trail along the old rail bed south of Evansville between Evansville and Beloit" and "Railroads: Supports the use of railroad bed north of the City which is currently inactive and used for storage of rail cars. Opening the railroad would cost approximately \$1 million."

Bypasses & Transportation Concerns: remove statement regarding Cemetery Road connection to Hwy 14.

Utilities:

Page 2, #7: Electric Transmission Lines should be updated to "2".

Add Westside Park to list of City parks.

#19, Solid Waste Disposal: remove "or for spreading septic tank pumpage," and add "and on rented cropland" regarding where liquids are spread.

#21, add location of cell tower on Cty. C.

Remove "Brooklyn will be building a new fire station in 2005 which is expected to increase the cost of service." Update charge for fire calls.

Remove "Road maintenance: Explore contracting by the Town for all road maintenance and snow removal."

Add solar to energy options.

Stormwater/Groundwater use is being handled now by Farmland Preservation, and Rock County Land Conservation Dept. so the statements could be removed. Krajeck felt they should be left in. **Plan Commission should revisit this issue.**

Remove "Establish a Town land trust; purchase forested land and place it in the trust."

Utilities, remove paragraph about town hall.

Ag & Natural Resources

Agricultural Profitability and Land Values: remove first 3 paragraphs.

Natural Resources, Page 8, remove "In general, these areas follow the environmental corridors. These areas are restricted by the Army Corps of Engineers from development and filling."

Page 14: remove "Establish a Task Force to investigate the Purchase of Development Rights ("PDR") program to preserve environmental, archeological, scenic and historic resources, as

well as open space” and replace with “Rock County has active PACE Program for purchase of development rights.”

Page 15: Remove “A-3 subdivisions have been considered to have enough open space and are not required to dedicate 5% to parkland.”

Page 16, remove “The Leedle Mill iron bridge is located near the site of the destroyed mill and in the area of the “forgotten” town of Van Buren. Van Buren was conceived by land speculators in 1836 but was never built. Sites of rural industry include the former Reese cheese factory (Parson v 1) and Rosa’s sorghum mill, east of Union village.” Also remove Leedle Mill Bridge from list of historic properties.

Economic Development:
No changes.

Intergovernmental Cooperation:
Add statement regarding reestablishment of Extraterritorial Zoning Committee.

Land Use:
Remove: “**Objective:** To develop an objective scoring mechanism and site assessment checklist that will assist ~~Planning & Zoning Plan Commission~~ and the Town Board in making Land Use decisions. **Action:** Create a Site Assessment Checklist to identify features of proposed building sites that require attention. **Action:** Create a Land Use Scoring Sheet for the evaluation of building sites. The Scoring Sheet should support the land use concepts in this plan and should serve as a tool for landowners and for the Plan Commission.”

Implementation:
Any activities which have only the Standing Smart Growth Committee as primary responsibility are no longer relevant and should be removed. Others which share responsibility with SSGC should have SSGC reference removed.

Remove primary responsibilities for Intergovernmental Committee.

Page 5, remove activity regarding historical average of homes.

Page 6, change “The Town Board should appoint a permanent committee with the responsibility for communication with other governmental units with the authority to negotiate agreements for consideration by the Town Board” to “Town Board shall communicate with other governmental units with the authority to negotiate agreements.”

Remove “Request DOT to study the feasibility of a bypass of Hwy. 14 around the City of Evansville.”

Glossary: Farmland Preservation definition should be changed from “Farmland owners have the option of signing a farmland preservation agreement with the State, declaring that their land will be kept in agricultural use for a specified number of years ranging from 10 to 25 years” to “Farmland owners have the option of signing a farmland preservation agreement with the State, declaring that their land will be kept in agricultural use.”

Motion to approve changes discussed and update statistics and maps made by Krajeck/Pestor.
Motion carried by unanimous voice vote.

Motion to adjourn made by Legris/Krajeck. Motion carried by unanimous voice vote. Meeting adjourned at 8:35 p.m.