

Town of West Point Plan Commission Minutes December 21, 2017

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, December 21, 2017 at the West Point Town Hall, N2114 Rausch Road, Lodi, Wisconsin. The meeting agenda was posted in three places as required by law and on the Town's web site. Chairman Kevin Kessler called the meeting to order at 7:00 p.m. Members present were Kevin Kessler, Byron Olson, Darrell Lehman, Renee Nair, Gordon Carncross (Town Board Representative), Nathan Sawyer and Ron Grasshoff. Also present was Taffy Buchanan, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Byron Olson to approve the agenda, 2nd by Renee Nair – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the November 9, 2017 Plan Commission minutes had been emailed to each member for their review. A motion was made by Ron Grasshoff to approve the minutes as presented, 2nd by Darrell Lehman - motion carried unanimously.

Agenda #4 Correspondence – None

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for Scott & Holly Neale, W12701 State Road 188, Lodi, for a second driveway for Parcel #11040-39.4. The request is for a variance to allow a second driveway to access their accessory building on parcel #11040-39.4 off of Davis Road instead of off of the shared private drive. – The public hearing was opened at 7:04pm. Taffy Buchanan, Town Clerk, stated 16 letters were sent to landowners within 500 feet to notice them about the public hearing. Scott and Holly Neale, owners of the property, stated they would like a variance for a 2nd driveway because it would be more convenient for everyone sharing the existing private drive, backing a trailer up onto the shared drive could inconvenience other people. Dave Schoepp, W12779 State Road 188, Lodi, stated he is “for” the proposed variance because there used to be access to the

field there before. Lorraine Edwards, W12688 State Road 188, stated she is “for” the variance because she feels Davis Road is a low use road and the driveway would have no impact on it. Byron Olson, W12684 State Road 188, said the previous owner said there wasn’t ever a driveway there. No one else presented comments or registered at the public hearing and no written comments were received. The public hearing was closed at 7:12pm

Agenda # 7 Todd Anderson, N2251 Ferry View Circle – CSM Review – combining two parcels into one lot. - A motion was made by Ron Grasshoff to postpone action until the applicant is present and can explain his request, 2nd by Darrell Lehman – motion carried unanimously.

Agenda # 8 Alan Schoepp, Parcel #11040-10.A & #11040-10.E – CSM Review – lot line adjustment. - Jim Grothman on behalf of the owners, Alan Schoepp & Tim Pfeil, presented the proposal. They are proposing a lot-line adjustment that would combine a portion of parcel 11040-10.E with parcel 11040-10.A to make 11040.10.A larger, because Alan Schoepp would like to put in a septic. The easements for the properties would not change. A motion was made by Ron Grasshoff to authorize a public hearing for January 18, 2018 for the proposal, 2nd by Byron Olson – motion carried unanimously.

Agenda #9 Scott & Holly Neale, W12701 State Highway 188 – Variance for permit for 2nd driveway. – A motion was made by Gordon Carncross to recommend to the Town Board to grant the variance for a 2nd driveway, 2nd by Renee Nair. A motion was made by Kevin Kessler to amend the motion by adding “based upon safety concerns with the shared driveway” to the motion, 2nd by Byron Olson – motion carried unanimously. The motion which was amended was made by Gordon Carncross to recommend to the Town Board to grant the variance for a 2nd driveway based upon safety concerns with the shared driveway, 2nd by Renee Nair – motion carried unanimously.

Agenda #10 Discussion on Comprehensive Plan and Land Division Ordinance for possible future revision. - The Plan Commission has decided to have 2 “teams” working on this and they have developed a “work plan” for both. One “team” will work on the process & forms and the other will work on the ordinance. The “Process & Forms” team consists of Darrell Lehman, Renee Nair, Ashley Nedeau-Owen, and Karmin Enge. The “Ordinance” team consists of Kevin Kessler, Byron Olson, Nathan Sawyer, Gordon Carncross, and Ron Grasshoff. The Plan Commission set a time line

and would like to have everything ready for a public hearing by the 3rd Thursday in June 2018.

Agenda #11 Set Next Meeting Date – The next meeting will be January 18, 2018.

Agenda #12 Adjourn Meeting - A motion was made by Darrell Lehman to adjourn the December 21, 2017 Plan Commission meeting, 2nd by Ron Grasshoff – motion carried unanimously. The meeting was adjourned at 9:43pm.

Respectfully Submitted by
Taffy Buchanan, Town Clerk