

# Town of West Point Plan Commission Minutes

Pursuant to Wisconsin State Statutes s. 19.84, the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, January 17, 2013 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 7:02 p.m. Members present were: Kevin Kessler, Fred Madison, Ashley Nedeau-Owen, Byron Olson, Fred Madison, Gordon Carncross (Town Board Representative), Wayne Houston and Nathan Sawyer. Also present were Edith K. Eberle, Town Clerk, Taffy Jo Buchanan, Deputy Clerk and Attorney Jeff Clark.

Agenda #2 – Approval of Agenda – A motion was made by Fred Madison to approve the agenda with changes to the order of the agenda items to the following order 6, 8, 10, 7, 9, 11, 12, 13, 14, 2<sup>nd</sup> by Ashley Nedeau-Owen – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the January 3rd, 2013 Plan Commission minutes had been emailed to each member for their review. A motion was made by Fred Madison to approve the minutes as presented, 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Agenda # 4 Correspondence - None

Agenda #5 Citizen Input – None

Agenda # 6 Site plan for A-1 Dwelling for new house for Mark and Elizabeth Johnson on Wartner Road for using the Siting Standards of the Town Comprehensive Plan – Chairman Kevin Kessler indicated that under the newly revised County Zoning Ordinance, Towns now have the opportunity to approve a site plan for any new dwelling site in agricultural district (s. 16-125-020 and 16-125-030). Mark Johnson, owner, stated he owns a total of 80 acres. Mitch Sprecher, from Sprecher Custom Homes was also present. Mitch Sprecher stated the driveway permit was already issued; the land where the house is to be built cannot be used as agricultural. There were question on the septic – Mitch Sprecher presented copies of the approved documents. There was discussion on

the order and the steps needed to be taken for Site plans/driveway permits. There was discussion who should review the site – Plan Commission, Town Board or Town Engineer and whether the Town Board should delegate review. The Plan Commission discussed the proposed site in comparison to the site criteria in s. 9.2.9 of the Comprehensive Plan.

A motion was made by Byron Olson to recommend to the Town Board to approve the site plan, 2<sup>nd</sup> by Fred Madison – motion carried unanimously.

Agenda #7 Chapter 6 Land Division and Subdivision Ordinance – Kevin Kessler reported that he had suggested to the Town Board at the public hearing not to adopt Chapter 6, but to send it back to the Plan Commission to review again considering new issues that had been identified. The Plan Commission and Attorney Jeff Clark reviewed and discussed the proposed Chapter 6 Land Division and Subdivision Ordinance. A motion was made by Gordon Carncross to delete the proposed waiver opportunity for 3 lots and to always require a CSM for 4 lots or more, 2<sup>nd</sup> by Fred Madison –yes 6 – no 1 - motion carried. The Plan Commission discussed additional issues related to land divisions in agricultural areas. Attorney Clark will continue to draft changes to the ordinance revisions based upon the direction from the Plan Commission.

Agenda #8 Chapter 14 Non-Metallic Mining Ordinance – Jeff Clark, Town Attorney, Tim Geoghegan from Yahara Materials, and Tim Lanzendorf from Lanzendorf Excavating & Landscaping, were present to discuss the Ordinance. Tim Geoghegan and Tim Lanzendorf expressed their concern over the language used in the ordinance that could trigger problems with their conditional use permits that are already in place. There was more discussion and it was decided there would be a meeting including Kevin Kessler, Attorney Jeff Clark, Tim Geoghegan, and Tim Lanzendorf to further discuss the wording for the Non-Metallic Mining Ordinance and they would report back to the Plan Commission with proposed changes. Tim Geoghegan offered to split the attorney fees for the Non Metallic Mining Ordinance with the Town of West Point. A motion was made by Ashley Nedeau-Owen to postpone recommendation of Chapter 14 Non Metallic Ordinance, 2<sup>nd</sup> by Fred Madison – motion carried unanimously.

Agenda #9 Fees for Non Metallic Mining Ordinance – Drafting instruction were given by the Plan Commission to the Town Attorney to cover Town expenses.

Agenda #10 Conditional Use Permit for David Mitchell at W12618 Pleasant View Park Road, Lodi, WI 53555. The Conditional Use Permit is for Columbia County Zoning Ordinance Chapter 16-150-070 D. The property owner has requested approval to use the residence for a short term rental which is allowed under the County Zoning Ordinance with a conditional use permit. – Chairman Kessler reported that David Mitchell has withdrawn his conditional use permit application with Columbia County. Therefore, this agenda item was intended as a discussion between the Plan Commission and the potential applicant. Since there is no pending application, no formal recommendation will be made. David Mitchell was present as was Stephen Hayes, N2288 Trails End, to discuss what conditions must be met to get a conditional use permit. The Plan Commission discussed concerns of short term rental, licenses that are needed, and restrictions needed. No action was taken.

Agenda #11 Broadband Infrastructure, Agenda #12 Town Board, Agenda #13 Next Meeting Agenda – A motion was made by Fred Madison to postpone agenda items 11, 12, 13, until next meeting, 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Agenda #14 Adjourn Meeting – A motion was made by Fred Madison to adjourn the January 17<sup>rd</sup>, 2013 Plan Commission meeting at 11:16 p.m., 2<sup>nd</sup> by Nathan Sawyer – motion carried unanimously.

Respectfully Submitted by  
*Taffy Jo Buchanan*  
Deputy Town Clerk