



TOWN OF CLAYTON

Regular Meeting of the Town Plan Commission Meeting Minutes

Town Office Building
8358 County Road T
Larsen, WI 54947

April 22, 2009
7:00 p.m. – 9:02 p.m.

I. Call to Order – Chairperson Knapinski

Called to order at 7:00 p.m. by Chairperson Knapinski.

Present: Chairperson Knapinski, Commissioners Adler, Brucks, Geise, Haskell, and VanAirdale
Commissioner Hamblin arrived at 7:19 p.m.

Meeting properly posted; three locations in the Town.

II. Approval of Minutes

- Regular Plan Commission – March 25, 2009

MOTION: (Adler, Brucks) Approve minutes of the March 25, 2009, Plan Commission meeting as written.

CARRIED by voice vote.

III. Open Forum

- Dennis Brucks – Wind Turbines; blade of neighbor's wind turbine flew off and hit his vehicle; concerned with making sure people understand what they are and what can happen with them
- Karen Thorne, 8759 Clayton Ave. – Guidelines as to safety with these wind turbines
- Russ Geise – To do something right with respect to wind turbines, it costs \$30,000-\$80,000 to do a good job for any home to generate any energy to be of any use
- Pete VanAirdale – Are there any standards for health and safety?
- Becky Haskell – Cannot regulate anyone having these, but can regulate location and basic requirements; home-mounted systems really do not work very well; maybe we can find a way to have this information as a resource for people if they are interested; the we can put in ordinances that regulate wind energy

IV. Correspondence

None.

V. Business Items

- Discussion of Material from Public Forum
 - Discussed comments from Public Forum including Olsen's Rest designate as park land and commercial designation on Hwy 10.
 - Mark Luebke, 3905 County Road II #21 – Prior, we had areas differentiated, now we have it less differentiated in color to give more flexibility, now we want to go back to certain areas with certain designations for less flexibility within some areas
 - Kay Lettau, 3795 County Road II – Very low land near railroad
 - Russ Geise – Appreciate all the comments from the public tonight
 - Mark Luebke – What if we look at comments and re-look at west of Center Rd.?
- Update/Discussion on Winnebago County Zoning Code Update
 - Town Administrator, Richard Johnston – If we desire to have greater internal control of what we're doing, we would need to take over our own zoning
- Discussion on Town Zoning
 - Town Administrator, Richard Johnston – A number of residents have commented on it
 - Russ Geise – What are the steps to opt out of County Zoning; Winchester wants to do own zoning
 - Jonathon Bartz, M&E – you will need to opt in to be in County Zoning, otherwise you are out
 - Mark Luebke – What are additional commissions/boards/staffing requirements if you opt out?
 - Town Administrator, Richard Johnston – If you don't adopt the County code, you better have something in place on your own if you opt out; main difference from today is you would have to have a Board of Zoning Appeals (as we have village powers) members appointed by Town Board; difference between this committee is that to appeal a Zoning Board decision is done

- through Circuit Court; this board would operate under a stringent set of parameters; this board would require holding a meeting, a minute-taker, possibly pay for board (some municipalities pay their boards, some do not), site visits; would need to have our own town zoning code
- Dick Knapinski – Any downfalls to opting out? (Examples: Can't blame County for decisions; truly make recommendations to Town Board)
- Russ Geise – What would be recommendation?
 - Town Administrator, Richard Johnston – would recommend opting out
 - Jonathon Bartz, M&E – would recommend opting out; you can really configure zoning very specifically to what you envision
- Mark Luebke – Timeframes involved?
 - We have one (1) year to get our zoning code together
 - Town Administrator, Richard Johnston – it would be a budget item to do the crafting of the code to do what it is that we want to accomplish; goes back to codification; we would put this all together at one time; committees can be put in place to review zoning codes to decide what functions we want to include

VI. Upcoming Meeting Attendance

- Another public information session
 - Possibly May; provide another opportunity to review map prior to the public hearing
 - Dick Knapinski – Would like it 30 years from now for someone to say “We don't know who did this, but they did it right” when looking at the planning in Town of Clayton
- Russ Geise – Could we have text that explains each of the areas (Commercial, Residential, etc.)?
 - Town Administrator, Richard Johnston – definitions/descriptions of the various areas
- Ben Hamblin – Language belongs on map to indicate without a doubt the intentions/reasons for colors/locations
- Dick Knapinski – Want something for next public session that indicates/educates the public as to areas/information
- Mark Luebke – Would like to see trails and roads for next public information session
- Town Administrator, Richard Johnston – Once we have two (2) information sessions, put the map on hold until Park & Open Space plan is done; we will then have three (3) consecutive/separate documents to display at the same time (Land Use Map, Trail Map, Trail/Roads/Parks Map); potentially looking at some time in July or August as all three (3) maps go hand-in-hand
- Next public information session – separate from Regular Plan Commission Meeting, potentially different day

VII. Adjournment – 9:02 p.m.

MOTION: (Brucks, Adler): Adjourn. CARRIED by voice vote.

Respectfully Submitted,
Susan Nester-Huebner, *Clerk*