

TOWN OF CLAYTON

Plan Commission

Meeting Agenda

7:00 P.M. on Wednesday, April 9<sup>th</sup>, 2014

**Town Office Board Room, 8348 County Road T, Larsen, WI 54947**

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I. Call to Order:

- A. Pledge of Allegiance
- B. Verification of Notice
- C. Verification of Meeting Roll

II. Public Hearings:

- A. THE PETITIONER: The Town of Clayton will hold a Public Hearing on an amendment to the Town's Artificial Pond Ordinance to bring the Artificial Pond Ordinance into conformity with the Permitted and Conditional Use Approval Sections of the Town's newly adopted Zoning Code of Ordinances.
- B. THE PETITIONER: Mark Zanders, 2699 Oakridge Road, Neenah WI 54956, has applied for a Conditional Use permit to operate a Home Occupation Major (Oakridge Small Engine & Repair LLC) on property zoned A-2 (GENERAL AGRICULTURE DISTRICT). The property is located at 2699 Oakridge Road, Neenah, WI 54956; specifically described as Tax ID # 006-0887-03, being located in Section 36, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- C. THE PETITIONER: Keith Salm, 2830 Larsen Road, Neenah, WI 54956, has applied for a Conditional Use permit to operate a PERSONAL STORAGE FACILITY on property zoned A-2 (GENERAL AGRICULTURE DISTRICT). The property is located at 2847 Larsen Road, Neenah, WI 54956; specifically described as Tax ID # 006-0645, being part of the Northwest ¼ of the Northwest ¼ of Section 25, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- D. THE PETITIONER: Jason Ehrmentraut, 2847 Larsen Road, Neenah, WI 54956, has applied for a Conditional Use permit to operate a landscaping business on property zoned A-2 (GENERAL AGRICULTURE DISTRICT). The property is located at 2847 Larsen Road, Neenah, WI 54956; specifically described as Tax ID # 006-0645, being part of the Northwest ¼ of the Northwest ¼ of Section 25, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

- III. Approval of Minutes:  
A. Approval of the minutes of the Wednesday, March 12<sup>th</sup>, 2014 Regular Plan Commission Meeting.
- IV. Open Forum – Town-related Matters not on the Plan Commission’s Agenda:  
Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present question or issue; however, only limited discussion may occur and no action may be taken until specific notice of the subject matter of the proposed action can be given. If you wish to speak during the Open Forum portion of the meeting, please complete “Request to Speak at Meeting” form located on the Agenda Table and give the form to the Town Clerk or Treasurer.
- V. Correspondence:  
A. Building Inspector’s monthly building permit report.
- VI. Business:  
A. Discussion/Recommendation: Plan Commission review and recommendation on an amendment to the Town’s Artificial Pond Ordinance to bring the Artificial Pond Ordinance into conformity with the Permitted and Conditional Use Approval Sections of the Town’s newly adopted Zoning Code of Ordinances.
- B. Discussion/Recommendation: Plan Commission review and recommendation on a Conditional Use Application submitted by Mark Zanders, 2699 Oakridge Road, Neenah, WI 54956, to operate a Home Occupation Major (Oakridge Small Engine & Repair LLC) on property zoned A-2 (GENERAL AGRICULTURE DISTRICT). The property is located at 2699 Oakridge Road, Neenah, WI 54956; specifically described as Tax ID # 006-0887-03, being located in Section 36, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- C. Discussion/Recommendation: Plan Commission review and recommendation on a Conditional Use Application submitted by Jason Ehrmentraut, 2847 Larsen Road, Neenah, WI 54956, to operate a landscaping business on property zoned A-2 (GENERAL AGRICULTURE DISTRICT). The property is located at 2847 Larsen Road, Neenah, WI 54956; specifically described as Tax ID # 006-0645, being part of the Northwest ¼ of the Northwest ¼ of Section 25, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- D. Discussion/Recommendation: Plan Commission review and recommendation on a Conditional Use Application submitted by Keith Salm, 2830 Larsen Road, Neenah, WI 54956, to operate a PERSONAL STORAGE FACILITY on property zoned A-2 (GENERAL AGRICULTURE DISTRICT). The property is located at 2847 Larsen Road, Neenah, WI 54956; specifically

described as Tax ID # 006-0645, being part of the Northwest ¼ of the Northwest ¼ of Section 25, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

E. Discussion/Recommendation: Plan Commission and recommendation on a Certified Survey Map (CSM) for the Town of Clayton, 8348 CTH "T", Larsen, WI 54047, and Kenton L. Wiedenbeck, P.O. Box 24, Larsen, WI 54947, for properties located at 8348 CTR "T", Larsen WI 54947, 8328 CTR "T", Larsen, WI 54947, 8326 CTR "T", Larsen, WI 54947, and 8322 CTR "T", Larsen, WI 54947; specifically described as Tax ID# 006-0535-15, Tax ID# 006-0535-08, Tax ID# 006-0535-07, and Tax ID# 006-0535-06, being part of Lot 1 of Certified Survey Map 5886, and Part of the southwest ¼ of the northwest ¼, all in Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

F. Discussion/Recommendation: Plan Commission review and recommendation on process and timeline for staff for making the changes and corrections recommended to bring the Town's Zoning Code of Ordinances and the Town's Ordinances into conformity as recommended by the Town's Planning Consultant (Jon Bartz).

VII. Upcoming Meeting Attendance

VIII. Adjournment

Respectfully submitted,  
Richard Knapinski, Plan Commission Chairperson

Pursuant to Wisconsin Statute 19.84 (2) and (3) notice is hereby given to the public and the media that two or more members of the Town Board of the Town of Clayton, may attend the meeting of the Town of Clayton Plan Commission scheduled to be held in the New Town Office Meeting Room at 8348 CTR T, Larsen, WI 54947, in order to gather information about a subject over which the Town Board has decision making responsibility. For purposes of the Open Meetings Law only; attendance at a meeting by two or more Town Board members constitutes a meeting of the Town Board, pursuant to *Badke Vs. Village Board of Village of Greendale*, 173 Wis2d 553, 494 NW2d 408 (1993), and must be noticed as such, although it is not contemplated that the Town Board will take any formal action at this meeting.

Upon sufficient notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please call the Town Office at (920) 836-2007 during regular office hours.

This agenda has been posted at the following locations in the Town of Clayton:

- 1) Town Office
- 2) Corner of JJ & Breezewood
- 3) Clayton School