

TOWN OF CLAYTON

Town Plan Commission

Approved Meeting Minutes

7:00 P.M. on Wednesday, February 13th, 2013

New Town Office Meeting Room, 8348 County Road T, Larsen, WI 54947

I. Call to Order by the Chair at 7:00 P.M.

A. Pledge of Allegiance recited.

B. Meeting properly posted at three locations in the Town.

C. Roll

i. Plan Commission Members

- | | |
|------------------------------|---------|
| 1. Chairperson Knapinski | PRESENT |
| 2. Commissioner Adler | PRESENT |
| 3. Commissioner Brucks | PRESENT |
| 4. Commissioner Schmidt | PRESENT |
| 5. Commissioner Hamblin | PRESENT |
| 6. Commissioner Haskell | PRESENT |
| 7. Commissioner Van Airsdale | PRESENT |

ii. Staff

- | | |
|----------------------------|---------|
| 1. Administrator Johnston | PRESENT |
| 2. Town Planner, Jon Bartz | PRESENT |

II. Approval of Minutes: Regular Plan Commission Meeting – Wednesday, January 9th, 2013

Motion by: Commissioner Hamblin

Second by: Commissioner Haskell

Motion: To approve the minutes of the Commission's Wednesday, January 9th, 2013 meeting as presented.

Vote: Unanimously approved.

III. Open Forum on Town-related Matters not on the Plan Commission's Agenda: Please complete the "Request to Speak at Meeting" form and give it to the Clerk or Treasurer. Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present matters not on the Posted Agenda, however, only limited discussion may occur and no action may be taken until a specific notice of the subject matter of the proposed action can be given.

Dave Van Eperen
9085 Pioneer Road
Neenah, WI 54956

Mr. Eperen spoke about his concerns relative to the speed of vehicular traffic on Fairview Road between STH 76 and Pioneer Road. Specifically, Mr. Eperen would like to see the Speed Limit on that stretch of road reduced to 45 Miles per Hour. Staff indicated that the request would be brought to the Board as part of the Plan Commission's referrals at the Board's Wednesday, February 20th, 2013 meeting and that he would be welcome to attend the meeting to voice his concerns.

IV. Correspondence:

- A. Communication from the County Zoning Department.

V. Business

- A. Plan Commission review, consideration, and recommendation to the Board on an Application for a Zoning Change from A-2 (GENERAL FARMING DISTRICT) to P-1 (INSTITUTIONAL AND RECREATIONAL DISTRICT) for George Strum, 3292 Breezewood Lane, Neenah WI 54956 for properties located at 3292 Breezewood Lane, Neenah WI 54956, and West of 3270 Breezewood Lane, specifically described as Tax ID #006-08769 (p) and 006-0877 (p), being a part of the West ½ of the Southwest ¼ of Section 35, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Site Location: 3292 Breezewood Lane, Neenah WI 54956 and West of 3270 Breezewood Lane, specifically described as Tax ID #006-0876-9 (p) and 006-0877 (p), being a part of the West ½ of the Southwest ¼ of Section 35, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Applicant(s): Martenson & Eisele, Inc, Gary Zahringer

Property Owner: George Strum
3292 Breezewood Lane
Neenah WI 54956

Property Information:

1. The surrounding properties are zoned:
 - a) North: A-1 (AGRI-BUSINESS DISTRICT) and A-2 (GENERAL FARMING DISTRICT)
 - b) South: A-1 (AGRI-BUSINESS DISTRICT) and A-2 (GENERAL FARMING DISTRICT, located in the Town of Vinland
 - c) East: P-1 (INSTITUTIONAL AND RECREATIONAL DISTRICT)
 - d) West: A-2 (GENERAL FARMING DISTRICT)

Staff Comments on the Rezoning:

The proposed Rezoning from A-2 (GENERAL FARMING DISTRICT) to P-1 (INSTITUTIONAL AND RECREATIONAL DISTRICT) for Tax ID #006-0876-9 (p) and 006-0877 (p) was one of the conditions of approving a Certified Survey Map (CSM) that includes the property. The recently approved CSM reconfigured the property boundaries of the Brennan Airport. The reconfigured and rezoned property will be used to further develop the airport facilities and improve the services offered to local pilots.

Staff Comments on Zoning Issues:

1. The Town of Clayton does have an adopted Land Use Plan.
2. The proposed re-zoning from A-2 (GENERAL FARMING DISTRICT) to P-1 (INSTITUTIONAL AND RECREATIONAL DISTRICT) is consistent with the Town's Future Land Use Plan as adopted.
3. The proposed re-zoning satisfies one of the Conditions of approval of the recent CSM.
4. The re-zoning correctly identifies the use of the land for institutional and/or recreational purposes and does allow for consistency in the Town's Zoning vs. Land Use identification.

Plan Commission Staff Recommendation:

Motion by: Commissioner Haskell

Second by: Commissioner Adler
Motion: To recommend approval of the proposed re-zoning subject to the following conditions:
1. Documentation of the approval for the proposed re-zoning from A-2 (GENERAL FARMING DISTRICT) to P-1 (INSTITUTIONAL AND RECREATIONAL DISTRICT) by any overlying unit of government having jurisdiction.
Vote: Unanimously approved

B. Plan Commission review, consideration of Public Input, and recommendation to the Board on Plan Commission Resolution 2013-001, A Resolution Recommending that the Town Board adopt a Zoning Code of Ordinances for the Town of Clayton.

Following a brief update from the Town's Planner on the results of the Public Informational Meeting and the schedule to be followed for approving a Zoning Code of Ordinances the following motion was made:

Motion by: Commissioner Adler
Second by: Commissioner Van Airsdale
Motion: To approve Plan Commission Resolution 2013-001, A Resolution Recommending that the Town Board adopt a Zoning Code of Ordinances for the Town of Clayton
Vote: Voice Vote
1. Chairperson Knapinski YES
2. Commissioner Adler YES
3. Commissioner Brucks YES
4. Commissioner Schmidt YES
5. Commissioner Hamblin YES
6. Commissioner Haskell YES
7. Commissioner Van Airsdale YES

VI. Upcoming Meeting Attendance:

A. The Plan Commission Chair indicated that Commissioners may wish to attend the Public Hearing before the Board on the Town's Draft Zoning Code of Ordinances. The Public Hearing is scheduled for Wednesday, March 6th, 2013

VII. Adjournment:

Motion by: Commissioner Brucks
Second by: Commissioner Adler
Motion: To adjourn the Plan Commission Meeting at 7:19 P.M.
Vote: Unanimously approved

Respectfully submitted,
Richard Johnston, Administrator/Clerk