

TOWN OF CLAYTON
Town Plan Commission
Meeting Minutes
7:00 P.M. – on Wednesday, September 9th, 2015
Town Office Meeting Room, 8348 County Road T, Larsen, WI 54947

I. Call to Order:

A. Notice Verification, Roll

1. Plan Commission Chairman Knapinski called the meeting to order at 7:00 P.M.
2. Pledge of Allegiance recited.
3. Meeting properly posted at three locations in the Town.
4. Roll

a. Plan Commission Members

Chair Knapinski	PRESENT
Commissioner Eckstein	PRESENT
Commissioner Haskell	PRESENT
Commissioner Jesse	ABSENT
Commissioner Dorow	PRESENT
Commissioner Linsmeier	PRESENT
Town Board Representative Reif	PRESENT

b. Staff

Administrator Johnston	PRESENT
Planner Ken Jaworski	PRESENT

II. Public Hearings:

A. No Public Hearings.

III. Approval of Minutes:

A. Approval of the minutes of the Wednesday, August 12th, 2015 Regular Plan Commission Meeting.

MOTION:

Motion by: Commissioner Linsmeier

Seconded by: Commissioner Haskell

Motion: Motion to approve the Wednesday, August 12th, 2015 meeting minutes.

Vote: Motion carried.

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. August CY 2015 Building Inspection Report.

VI. Business:

- A. Discussion/Recommendation: Plan Commission review and consideration of a refined draft Future Land Use Maps for the eastern quadrants of the Town of Clayton, related Map Legend Classifications, a Draft of the proposed revisions to the Town of Clayton Sanitary District #1 boundary map, and a draft copy of the proposed introductory language to the CY 2015 Town of Clayton Comprehensive Plan Update.

Attached please find Draft copies of the following documents: a refined draft of Future Land Use Maps for the eastern quadrants of the Town of Clayton, related Map Legend Classifications, a Draft of the proposed revisions to the Town of Clayton Sanitary District #1 boundary map, and a draft copy of the proposed introductory language to the CY 2015 Town of Clayton Comprehensive Plan Update. Staff has been working with the Plan Commission to refine the Future Land Use Map and Legend and with the Town Board to create the revised boundaries of the Town's Sanitary District #1. Staff has tried to tie the Future Land Use Map to the recent creation of the Outagamie County Airport Overlay District and to the pending expansion of Sanitary District #1 and the provision of municipal sanitary sewer and municipal water to the eastern quadrants of the Town of Clayton. This process has created a more detailed and specific map for the Commission to consider. In order to foster quality development in the Outagamie County Airport Overlay District area staff believes that the future land use requires more flexibility. In order to provide that flexibility staff is recommending the use of base zoning with a Planned Unit Development overlay. The overlay function will provide the flexibility and the base zoning will control the use. The provision of municipal sanitary sewer and municipal water will foster higher value added development both in and out of the Outagamie County Airport Overlay District.

The draft introductory language for the CY 2015 Comprehensive Plan Update is intended to provide the reader with some insight into what has/is causing the changes in how the Town is developing and why those changes have/are occurring. Additionally, the draft language explains how the Town Officials are taking a proactive view toward change. Specifically, the language is intended to emphasize the concept of "predicting the future by creating it".

- Chair Knapinski pointed out that the Future Land Use Map had a typo on Page 3 listed as "street" and should have been "stream."
- Commissioner Linsmeier noted an error in plan the principal/integrity of the boards/commissioners.
- Reviewed discussion of last month's meeting relative to specific land use types for future use map.
- Reviewed land use type definitions.
- Reviewed updated map relative to the new use types on the map.
- Chair Knapinski asked about color scheme vs. airport overlay. Corner of Section 12 SE corner (Shady Lane/STH 76) color/land use. Residential structures exist. Multi-family residential at Oakwood north of County Road II vs. single family.
- Commissioner Haskell states that a multi-family residential area does not make sense where the current plan is the area is buried from Fairview Road. A correction could include making the area commercial that could be multi-family development.

- Chair Knapinski and Administrator Johnston discussed density requirements being incorporated into the comprehensive plan. Chair Knapinski also addressed the traffic issues on Hwy 76.
- Planner Jaworski explained that the town will need to provide variety of housing options to continue forward with development.
- Town Board representative Reif discussed TIF districts.
- Commissioner Haskell about the planned road on North Oakwood.
- The Winncrest/Acorn subdivision would be staying. Discussed possible road north of Winncrest.
- Chair Knapinski asked a public information meeting.
- Sanitary District #1 boundary map was added packet to allow the Plan Commission to visually see how District fits with the future land use map.

NO ACTION TAKEN

- B. Discussion/Recommendation: Plan Commission review and direction to staff relative to the definition of a Green Belt and the creation of an Agricultural Enterprise District in the Town of Clayton.

A classic dictionary definition of greenbelt is “an area of woods, parks, or open land surrounding a community”. The Town of Greenville has used the term to define an Agricultural Enterprise Area (AEA). Please be advised that having a Greenbelt does not mitigate the Town’s ability to create an AEA. Staff has had spirited conversations relative to this issue and is respectfully asking the Commission to provide direction on a Greenbelt vs. an AEA or both. It is the Administration’s contention that in the Town of Clayton, the only way you can have an AEA inside a classic Greenbelt is to gerrymander the Greenbelt District. If the Commission would like both, then staff should be directed to create both rather than trying to fit one inside the other.

- Reviewed the definition of key words for discussion.
- Discussed western area of Town as Greenbelt/Green space/agricultural.
- Discussed concerns relative to the Larsen area because of development plans at Hwy 76/Hwy 10 corridor.
- Discussed the effect of current land owners once they choose to see.
- The Plan Commission directs staff to go forward relative to the Greenbelt / Agricultural District.

VII. Upcoming Meeting Attendance

VIII. Adjournment

MOTION:

Motion by: Commissioner Linsmeier

Second by: Commissioner Haskell

Motion: To Adjourn the Plan Commission meeting at 8:17 PM.

Vote: Motion carried.

Respectfully submitted,
Laurie L. Goffard, Deputy Clerk