

Plan Commission Minutes

Town of Pacific

September 2, 2014 5:30 P.M.

Held at the Pacific Town Hall

Meeting posted at the Pacific Town Hall, the Portage Super Stop and outside the office of the Town Clerk.

Call to Order: Joint Town Board and Plan Commission meeting called to order by Chairman William Devine at 5:43P.M.

Roll Call: George Beasley, Joe Duesler, Carl Johnson, Lois Rethard, LeAnna Rittmann, Trina Sherbo, and Chairman William Devine
. There is a quorum.

Others Present: Robert Roth - Town Engineer - General Engineering
John Miller - Town Attorney - Miller and Miller
Craig Cawley, Linda Koch, Irma Brockley, Charlie Kirk, Pacific Town Board
Matt Plummer -Parcel owner
Mohammed Ehtasham and Mohammed Naser - Portage One Stop

Approval of Agenda: Motion by Beasley/Johnson to approve the agenda. All in favor by alphabetical roll call vote, Agenda approve.

Minutes: Motion to approve the minutes for August 5, 2014 Johnson/Rethard.

All in favor by alphabetical roll call vote. Minutes approved.

Verification of Posting

Old Business:

Discussion of changes to Wisconsin's Land Division Statutes (Chap 236 stats)

Two sections were changed. Security - Bond or letter of credit not more than 120%. Time Limits - no more than 14 months.

Motion to recommend to the Town board for approval changes to Land Division Ordinance with Security and time limit changes. Duesler/Rethard Discussion - Bill had a concern about doing a development by phases. All in favor by alphabetical roll call vote, approved.

Amend the order of the Agenda- Beasley/Rittman - All in favor by alphabetical roll call vote, approved.

New Business:

Concept Plan for Plummer Rezone and CSM -

1. The proposed land division would result in three lots. Rezone Lot 3 from Ag to R-1.
2. Need more info on the existing easements touching the parcels.
3. Water runoff information.
4. Rob gave an overview and Matt Plummer answered the Commissions questions.

Opened the joint meeting with the Town Board.

County rezoning overview -

1. March 20, 1984 Township adopted county zoning.
2. May 21, 2014 Comprehensive revisions at the request of the Towns.
3. Need to comply with the Wisconsin Farmland Preservation Program.
4. POWTS - regulation for private sewage systems through the Town.
5. Land/Subdivision- regulations for dividing land through out the Town. Town also has code.
6. Nonmetallic Mining Reclamation - regulations of sites takes place through out the Town.
7. Shoreland/Wetland Zoning - stae mandated regulations
8. Floodplain Zoning - Federal and State mandated.
 - a. 46.99% of the Town is Wetlands.
 - b. 63.80% of the Town is Shoreland.
 - c. 69.24 of the Town would remain under the County Jurisdiction.
9. Advantages to County Zoning -
 - a. Town Veto of rezone ordinance.
 - b. Denial of Conditional Use Permit
 - c. Review of Variance.
 - d. Use of County professionals and legal defense.
 - e. Consistent regulation with other Towns.
 - f. Consistent administration and decisions even with Town Board/Plan Comm. turnovers.
 - g. Consistency with the county
 - h. No need for a Town Board of Appeals
 - i. Helps to minimize the number of steps for the Town residents.

General Zoning - Carl asked if there was a standard across the board. John said it is not but, they are trying to achieve that. John Bluemke finished answering questions regarding county zoning.

Amend Town Ordinance for Class A Licenses- Adopt Ordinance Amending the Town's ordinance covering closing hour for Class A Licenses from 9 pm to Midnight. Cawley/Kirk . Discussion - Irma was concerned regarding increased drunk drivers with the increase of hours. All in favor by alphabetical roll call vote, ordinance approved. Will go into effect as

soon as it is posted.

Motion to adjourn the Town Board meeting Brockley/Cawley 7:40

A motion was made to recommend to the Town Board to stay with County Zoning. Johnson/Duesler . All in favor by alphabetical roll call vote, approved.

Other Reports -

Town Engineer - Town Attorney -

Building Inspections:

Future Town Planning:

Correspondence:

Next meeting: Plan Comm. - Tuesday, October 7, 2014 at 5:30 Plan Comm.

Adjourn: Motion by Duesler/Rittmann to adjourn. (7:56 PM)

Trina M. Sherbo

Pacific Plan Commission

Town of Pacific Web Site: <http://www.tn.pacific.wi.gov>