

March 1, 2016 5:30 PM

Meeting and Public Hearing Notices were posted and published according to law. The Portage Daily Register also received notice.

Call to Order: The Plan Commission Meeting was called to order by Chairman William Devine at 5:30 PM.

Roll Call: Chairman William Devine, Joe Duesler, Carl Johnson, Lois Rethard (arrived at 5:39 PM), and LeAnna Rittmann. George Beasley was on a planned absence, and Trina Sherbo previously resigned.

Others Present: Clerk Marlo Gustafson as Acting Secretary, Engineer Robert Roth, Town Attorney John Miller, Dave and Evi Herpel, Mike Herpel, Jim Grothman, Paul Hagen, and Pete Hagen.

Approval of Agenda: Motion by Duesler/Johnson to approve the agenda as posted. All in favor by call of roll.

Adjourn: Motion by Johnson/Rittmann to adjourn regular meeting and commence public hearings. All in favor by call of roll.

Public Hearings: The purpose of the public hearings is for a change to Future Land Use Map concerning 2.2 acres described as Lot 1 of Columbia County CSM No. 707; Parcel 117.A and a rezoning request to go from A-1 Exclusive Agricultural District to A-2 General Agricultural. Mike and Dave Herpel were represented by Jim Grothman. Mr. Grothman explained that there was an existing shared septic system easement for the 3 properties, and all 3 homes feed it. There is also a shared driveway agreement off of Whitney Street in Portage which is shared by the 3 homes. A description will be added onto the property restricting any more homes on the larger parcel. There was considerable discussion on whether the parcel to be rezoned should be rezoned to A-2 as requested or R-1 as recommended by Columbia County Zoning. The client's representative, Jim Grothman, stated that they did not want R-1 zoning. He felt A-2 zoning was more appropriate due to the surrounding area being zoned A-1. The Public Hearings closed at 6:00 PM.

Call to Order: The regular meeting was again called to order by Chairman Devine at 6:00 PM.

Approval of Prior Plan Commission Minutes: Motion by Johnson/Rittmann to approve the minutes of January 5, 2016 as presented. All in favor.

Herpel Applications for Comprehensive Plan Amendment & Rezone: Attorney Miller reviewed the easement agreements (drawn up by Attorney Vytas Salna) and drew up the necessary covenants (restricting any more homes being built). There was much discussion regarding Agricultural zoning versus Residential zoning and which zoning would best fit into the residential area. Chairman Devine asked how many sheep, goats, or pigs were permissible on an A-2 zoned property. The Town Engineer and the Town Attorney could not provide an answer. Motion by Duesler/Johnson to recommend the Comprehensive Plan Amendment and Rezoning Applications (A-1 to A-2) to the Town Board with the changes to title names on the Joint Driveway and Utility Easement Agreement and the Joint Septic and Sanitary Sewer Agreement (and the related acknowledgement pages). Motion carried 4 to 1, with Devine voting no.

Pride of America Campground Storm Water Management and Erosion Control Permit Applications: The owners are planning on adding a new storage building which would require >4000 feet of land disturbance. Town Engineer, Rob Roth discussed the project and the need for both permits due to the amount of land disturbance. Mr. Roth produced an engineering review report which listed certain requirements that need to be met before the project moves forward. The overall campground Storm Water Management Plan should be updated to reflect the portion of the site where the building will be placed. The plan shall be stamped and a copy delivered to the Town for record. After Town Attorney review, the Storm Water Maintenance Agreement should be executed prior to issuance of the building permit. A draft was provided in the submittal. The work shall be inspected by the Town upon completion and reasonable establishment of the facilities. The overall Campground Plan for POA's Town of Pacific Campground License shall be updated upon completion of the improvements, including the location of Storm Water Management facilities built within this project. Motion by Duesler/Rittmann to approve as presented with incorporation of the Engineer's recommendations. All in favor by call of roll.

Acknowledgment of Resignation - Replacement of Plan Commission Secretary Member: Discussed.

Building Inspection Report: Discussed upcoming projects.

Adjourn: Motion by Duesler/Rethard to adjourn at 6:57 PM. All in favor.

Marlo Gustafson, WCMC
Acting Secretary