

## Plan Commission Meeting Minutes

February 14, 2018

Present: Plan Commission Members: Kathi Sawall, Doug Miller, Cindy Duchatschek, Acting Chair Adam Barthels, Clerk Barthels, Jeff Sanders-Town Planner, and Chairman Barthels. Absent (Travis Duchatschek)

The plan commission meeting was called to order by Acting Chair Adam Barthels at 1602.

Motion made by Cindy Duchatschek to open Buehring CSM. 2<sup>nd</sup> by Doug Miller.

Presentation of CSM done by Jim, Surveyor. The current land which is 10 parcels, would become 4 parcels on the proposed CSM, land is currently zoned A2 and would stay A2. Jeff Sanders- Town Planner spoke and presented his Staff Report and stated he recommends approval of the Minor Land Division contingent upon confirmation by Winnebago County.

Discussion of CSM by Plan Commission members. No questions.

Motion to close Buehring CSM made by Kathi Sawall. 2<sup>nd</sup> by Cindy Duchatschek.

Motion made by Cindy Duchatschek to open Wachholz CSM. 2<sup>nd</sup> by Kathi Sawall.

Presentation of CSM done by Mr and Mrs Wachholz. The CSM would create a 4-acre parcel, which is currently zoned A2, but then would need to be rezoned to R1. Mr. Sanders presented his Staff Report and recommends denial of the Minor Land Division if the intention is to rezone Lot 1 to a non-agricultural zoning district, such as R1, however, would recommend approval if the Minor Land Division would stay Agricultural Zoning (A2), minimum lot size is 5 acres, and contingent on confirmation by Winnebago County.

Discussion of CSM by Plan Commission. Mr Miller questioned the Wachholz' on why not doing a 5-acre parcel which wouldn't require a re-zone. Mr Wachholz stated he wanted to sell less land if possible and has a potential buyer for the 4-acre parcel.

Motion made to close Wachholz CSM by Cindy Duchatschek. 2<sup>nd</sup> by Kathi Sawall.

Recommendation Buehring CSM for Town Board- Doug Miller made a motion to approve the Buehring CSM. 2<sup>nd</sup> by Cindy Duchatschek. Carried 4-0.

Recommendation Wachholz CSM for Town Board- Motion made by Doug Miller to approve CSM with conditions being that the proposed land division be changed from a 4-acre parcel to a 5-acre parcel, and the current zoning of Agricultural 2 remain the same on the proposed parcel with it being 5 acres. 2<sup>nd</sup> by Kathi Sawall. Carried 4-0.

Motion made to close plan commission meeting by Doug Miller. 2<sup>nd</sup> by Acting Chair Barthels. Carried 4-0.