

MEETING MINUTES
LITTLE SUAMICO PLANNING COMMISSION
Thursday, November 6, 2008
7:00 P.M. Town Hall

Plan Commission Members Present Keith Helmle, Allan Murphy, Doug Allen,
Elmer Ragen, Tim Hogan, Jerry Miller

Plan Commission Members Absent: Terry Malcheski

Meeting called to order at 7:00 pm. Elmer Ragen read the opening meeting statement. The agenda was properly posted to notice the meeting.

Business #1: A motion to accept the agenda as presented was made by Doug Allen, seconded by Keith Helmle. Motion passed.

Business #2: Motion to accept the October 2nd minutes as presented was made by Keith Helmle. Seconded by Tim Hogan. Motion passed.

Business #3: Curt P. Lambert- Mau & Associates Agent- Land Division on Allen Road

Mr. David Chrousen from Mau & Associates presented a survey map which would split the original parcel into three lots. All three lots would meet Little Suamico's Land Division Ordinance as to minimum size on Municipal Sewer, road Frontage etc. The only problem is that this parcel is zoned for rural residential. It would have to be rezoned to R-1 before the division of property could happen. Also the question of flood plain elevation would have to be worked out with the county prior to certified survey map being accepted. After discussion Doug Allen made a motion of no objection with these two conditions:

1. Property must be rezoned to R-1
2. FEMA maps & Flood Plains issues to be worked out with county

Tim Hogan seconded the motion. Motion passed

Business #4: Helmle Construction- Scott Helmle- Land Division on Allan Road

Scott Helmle presented a map showing the splitting of the lots on his property on the corner of Allen Road and East Frontage Road. The property is zoned commercial. This property is serviced by one existing driveway. If this property is split into three lots it will be in violation of our driveway ordinance, (i.e. only two lots on private driveway). Issues that were looked at are the additional driveway with the height of East Frontage Road and property below. Also the commission looked at upgrading, the existing driveway to town road specs and then turning it over as a town road. There were many questions as to cost and if an additional driveway can be built to safety specs. The alternative is to have the town board grant a variance from the town's driveway ordinance. With so questions the board felt that this issue should be tabled till more information is available. A motion to table business #4 was made by Doug Allen. Seconded by Tim Hogan. Motion passed. Keith Helmle abstained from voting.

Business #5: Roger Murphy- Land Division & Rezone, parcel from Agriculture to General Commercial

Roger Murphy presented a survey map where he would like to parcel off six acres of his property between the frontage road and the highway. This is the area that includes his house, barn and shed. By county ordinance any property that has less than ten acres can not be zoned agriculture. The town's land use plan preferred that the property along 41-141 should be commercial. So before Roger Murphy can sell his home he must rezone the property in order to split the property. The remaining ten areas will be left in agriculture. Elmer Rogan explained to Roger Murphy that the six areas he wants to sell would be zoned commercial, but before any business locates there a conditional use permit must be applied for. There was no objection from people present and no correspondence on this issue. After discussion by the board, Doug Allan made a motion of no objection to the rezone and land division. Motion seconded by Keith Helmle. Motion carried unanimously.

Business #6: Public Comment/ Discussion

The two new commission alternates were present. They asked questions to the board and were given a copy of our old town plan. They will be mailed agendas and minutes to be kept up with the current issues in the town.

Next meeting December 4, 2008 at 7:00 pm. Motion to adjourn by Tim Hogan and seconded by Allan Murphy.

Meeting adjourned at 8:00 pm