

Concord Town Planning Committee Agenda/Minutes 2016

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January 26, 2016 Agenda

TOWN OF CONCORD PLAN COMMISSION

MEETING AGENDA

TUESDAY

January 26, 2016

LOCATION: TOWN OF CONCORD COMMUNITY CENTER
W1095 CONCORD CENTER DRIVE

TIME: 7:00 P.M

AGENDA

Roll Call

Verify compliance with open meetings law

Review and approval of minutes from August 25, 2015

Eric Wiesneth, N6170 Grey Fox Tr., is requesting a variance to construct a Mother-in-law addition and a detached garage.

John Kane, N6638 CTH-E, is requesting a variance to renovate existing buildings.

Ben Asken, a potential buyer, is requesting a conditional use permit to operate a summer wrestling camp and to offer a venue for disc golf at N5983 Hillside Dr.

New business

Adjournment

There may be at least two town board supervisors in attendance.

January 26, 2016 Minutes

TOWN OF CONCORD PLAN COMMISSION MINUTES

January 26, 2016

The meeting was called to order at 7:00 p.m. with Jim Gilbert, Lloyd Zastrow, Sally Williams, Carole Hoffmeister, and Laura Callison present.

The meeting was opened with the Pledge of Allegiance.

Sally Williams stated that the meeting had been properly posted.

Laura Callison made a motion to approve the minutes from the August 25, 2015 meeting seconded by Carole Hoffmeister. Motion passed.

Item 1: Ben Asken, a potential buyer, is requesting a rezoning of 93 acres at N5983 Hillside Dr. from A-1 to A-2 and a conditional use permit to operate a summer wrestling camp and to offer a venue for disc golf. The proposal would include (2) 18 hole disc golf courses to be open April through October. The wrestling camp would involve renovation of the existing barn to a dormitory which would house up to 40 campers age 11-18 yrs. Weekly camps would be offered June through August with campers staying onsite. Mr. Asken would also propose moving his current business, Asken Wrestling Academy, to this site. This academy would operate year round. Carole Hoffmeister made a motion to table the discussion to the February meeting, seconded by Jim Gilbert. Motion passed.

Item 2: Eric Wiesneth, N6170 Grey Fox Tr., is requesting a conditional use permit to construct a Mother-in-law addition and a detached garage. The 977 sf addition would be separated from the main house by the garage and would have a separate entrance at the back of the house. Jim Gilbert made a motion to recommend approval of the conditional use permit seconded by Sally Williams. Motion passed.

Item 3: John Kane, N6638 CTH-E, is requesting a variance to renovate existing buildings. A portion of the buildings and pen area are inside the allowable road setback. Mr. Kane would like to re-side and re-roof one of the barns and extend the roof to include an existing pen and concrete slab. Sally Williams made a motion to recommend approval of the variance, seconded by Jim Gilbert. Motion passed.

Lloyd Zastrow made a motion to adjourn, seconded by Laura Callison. Meeting adjourned.

Respectfully submitted, Sally Williams, secretary

February 23, 2016 (Meeting Canceled)

Request for a conditional use permit to operate a summer wrestling camp and disc golf course at N5983 Hillside Dr. has been withdrawn.

April 26, 2016 Agenda

TOWN OF CONCORD PLAN COMMISSION

MEETING AGENDA

TUESDAY

April 26, 2016

LOCATION: TOWN OF CONCORD COMMUNITY CENTER

W1095 CONCORD CENTER DRIVE

TIME: 7:00 P.M

AGENDA

Roll Call

Verify compliance with open meetings law

Review and approval of minutes from January 26, 2016

Request to review preliminary CSM for rezoning 93 acre parcel # 006-0716-1914-000 (N5983 Hillside Dr.) to create the following: 5 acre farm consolidation, (2) 2 acre A-3 lots, (1) 1.5 acre A-2 lot for bee-keeping, a 37.5 acre A-1 parcel, and a 39 acre A-1 parcel.

Discuss problems with unkempt lots at Mobile Home Park.

New business

Adjournment

There may be at least two town board supervisors in attendance.

April 26, 2016 Minutes

TOWN OF CONCORD PLAN COMMISSION MINUTES

April 26, 2016

The meeting was called to order at 7:00 p.m. with Jim Gilbert, Lloyd Zastrow, Sally Williams, Carole Hoffmeister, and Laura Callison present.

The meeting was opened with the Pledge of Allegiance.

Sally Williams stated that the meeting had been properly posted.

Jim Gilbert made a motion to approve the minutes from the January 26, 2016 meeting seconded by Carole Hoffmeister. Motion passed.

Item 1: Donald Lot (owner) and Joel & Rebecca Kleefisch (prospective buyers) requested review and approval of a preliminary CSM to rezone property at N5983 Hillside Dr. (parcel # 006-0716-1914-000). The request would create a 5 acre A-3 farm consolidation lot, (2) 2acre A-3 residential building sites, a 45 acre A-1 parcel, a 37.5 acre A-1 parcel, and a 1.5 acre A-2 parcel for bee-keeping. Jim Gilbert made a motion to recommend approval of the request as presented, seconded by Sally Williams. Motion passed.

Item 2: Bill Ingersol addressed the Plan Commission regarding unkempt lots and some cases of hoarders at the mobile home park. There is a fear that the mobile homes in which hoarding is occurring may pose a fire hazard for themselves and neighboring mobile homes. The park has taken care of the unkempt lots and Bill will contact the fire chief to see if there is anything that can be done with the hoarders. He will also contact Jefferson County Human Services for assistance.

Laura Callison made a motion to adjourn, seconded by Sally Williams. Meeting adjourned.

Respectfully submitted,

Sally Williams, secretary

August 23, 2016 Agenda

TOWN OF CONCORD PLAN COMMISSION

MEETING AGENDA

TUESDAY

August 23, 2016

LOCATION: TOWN OF CONCORD COMMUNITY CENTER

W1095 CONCORD CENTER DRIVE

TIME: 7:00 P.M

AGENDA

Roll Call

Verify compliance with open meetings law

Review and approval of minutes from April 26, 2016

Frederick Heckel is requesting review and approval of a preliminary CSM to create (2) 2 acre A-3 building sites and (2) Natural Resource lots at N5874 Hillside Dr., parcel # 006-0716-2032-001.

New business

Adjournment

There may be at least two town board supervisors in attendance.

August 23, 2016 Minutes

TOWN OF CONCORD PLAN COMMISSION MINUTES

August 23, 2016

The meeting was called to order at 7:00 p.m. with Jim Gilbert, Lloyd Zastrow, Carole Hoffmeister, and Laura Callison present.

The meeting was opened with the Pledge of Allegiance.

It was determined that the meeting had been properly posted.

Jim Gilbert made a motion to approve the minutes from the April 26, 2016 meeting, seconded by Carole Hoffmeister. Motion passed.

Realtor Pete Gross presented plans on behalf of Melanie (Fritzi) Heckel requesting review and approval of a preliminary CSM to create (2) 2 acre A-3 building sites and (2) Natural Resource lots at N5874 Hillside Drive, parcel #006-0716-2032-001. After discussion, Jim Gilbert made a motion to recommend approval of aforementioned proposal, seconded by Laura Callison.

Lloyd Zastrow made a motion to adjourn, seconded by Jim Gilbert. Meeting adjourned.

Respectfully submitted,

Laura Callison, acting secretary

September 27, 2016 Agenda

TOWN OF CONCORD PLAN COMMISSION

MEETING AGENDA

TUESDAY

September 27, 2016

LOCATION: TOWN OF CONCORD COMMUNITY CENTER

W1095 CONCORD CENTER DRIVE

TIME: 7:00 P.M

AGENDA

Roll Call

Verify compliance with open meetings law

Review and approval of minutes from August 23, 2016

Al Brown is requesting a variance to store non-agricultural equipment in a proposed shed at W891 Concord Center Cr., parcel # 006-0716-221-000.

Review request by Frederick Heckel for rezoning at N5874 Hillside Dr., parcel # 006-0716-2032-001.

Review Town of Concord Comprehensive Plan.

New business

Adjournment

There may be at least two town board supervisors in attendance.

September 27, 2016 Minutes

The meeting was called to order at 7:00 p.m. with Jim Gilbert, Lloyd Zastrow, Sally Williams, Carole Hoffmeister, and Laura Callison present.

The meeting was opened with the Pledge of Allegiance.

Sally Williams stated that the meeting had been properly posted.

Jim Gilbert made a motion to approve the minutes from the August 23, 2016 meeting, seconded by Carole Hoffmeister. Motion passed.

Item 1: Al Brown requested a variance to store non-agricultural equipment in a proposed shed at W891 Concord Center Cr., parcel # 006-0716-221-000. The shed will be about 32' x 32' and will be used to house business equipment. Sally Williams made a motion to recommend approval of the variance, seconded by Jim Gilbert. Motion carried.

Item 2: The committee discussed the proposal by Melanie Heckel requesting approval of a preliminary CSM to create (2) 2 acre A-3 building sites and (2) Natural Resource lots at N5874 Hillside Drive, parcel #006-0716-2032-001. The proposal was rejected by the Town Board as the Town of Concord Comprehensive Plan only allows a maximum of (2) A-3 building sites to be created per parent parcel. The Heckles already created one split in 2003, so they would only be allowed to create one more A-3 building site. The Heckel's did not appear at the meeting so no action was taken.

Item 3: Dale Konle showed the committee the new page he had created on the website to explain the limits on the creation of A-3 building sites imposed by the Town of Concord Comprehensive Plan. The web page explains the process by which the Comprehensive Plan was put together and explains how the Town is more restrictive than the County in regard to lot splits.

Jim Gilbert made a motion to adjourn, seconded by Carole Hoffmeister. Meeting adjourned.

Respectfully submitted,

Sally Williams, secretary

October 25, 2016 Agenda

TOWN OF CONCORD PLAN COMMISSION

MEETING AGENDA

TUESDAY

October 25, 2016

LOCATION: TOWN OF CONCORD COMMUNITY CENTER

W1095 CONCORD CENTER DRIVE

TIME: 7:00 P.M

AGENDA

Roll Call

Verify compliance with open meetings law

Review and approval of minutes from September 27, 2016

Steve Wareham, N7096 County Road P, is requesting review and approval of a preliminary CSM to create (2) 2 acre A-3 building sites, a 2 acre A-3 farm consolidation parcel, and a 35 acre A-1 parcel from a 100 acre A-1 parent parcel # 006-0716-0632-000 and 006-0716-0631-000.

Jeffery & Jennifer Gaal, W532 County Road B, are requesting rezoning and lot recombination of properties at W532 & W 568 County Road B, parcel #'s 006-0716-1411-003 and 006-0716-1411-005.

Review Town of Concord Comprehensive Plan.

New business

Adjournment

There may be at least two town board supervisors in attendance.

October 25, 2016 Minutes

TOWN OF CONCORD PLAN COMMISSION MINUTES

October 25, 2016

The meeting was called to order at 7:00 p.m. with Jim Gilbert, Lloyd Zastrow, Sally Williams, Carole Hoffmeister, and Laura Callison present.

The meeting was opened with the Pledge of Allegiance.

Sally Williams stated that the meeting had been properly posted.

Laura Callison made a motion to approve the minutes from the September 27, 2016 meeting, seconded by Carole Hoffmeister. Motion passed.

Item 1: Steve Wareham, N7096 County Road P, requested review and approval of a preliminary CSM to create (2) 2 acre A-3 building sites, a 2 acre A-3 farm consolidation parcel, and a 35 acre A-1 parcel from a 100 acre A-1 parent parcel # 006-0716-0632-000 and 006-0716-0631-000. Jim Gilbert made a motion to recommend approval of the proposal as presented, seconded by Carole Hoffmeister. Motion passed.

No further splits would be allowed on this parcel.

Item 2: Jeffery & Jennifer Gaal, W532 County Road B, requested rezoning and lot recombination of properties at W532 & W 568 County Road B, parcel #'s 006-0716-1411-003 and 006-0716-1411-005. Laura Callison made a motion to recommend approval of the request as presented, seconded by Jim Gilbert. Motion passed.

Laura Callison made a motion to adjourn, seconded by Carole Hoffmeister. Meeting adjourned.

Respectfully submitted,

Sally Williams, secretary

November 22, 2016 Agenda

OWN OF CONCORD PLAN COMMISSION

MEETING AGENDA

TUESDAY

November 22, 2016

LOCATION: TOWN OF CONCORD COMMUNITY CENTER

W1095 CONCORD CENTER DRIVE

TIME: 7:00 P.M

AGENDA

Roll Call

Verify compliance with open meetings law

Review and approval of minutes from October 25, 2016

Kevin & Rhonda Emrath are requesting review and approval of a preliminary CSM to create a 1 acre farm consolidation parcel at 6637 S. Island View Rd. parcel #006-0716-0731-000.

Review Town of Concord Comprehensive Plan.

New business

Adjournment

There may be at least two town board supervisors in attendance.

November 22, 2016 Minutes

TOWN OF CONCORD PLAN COMMISSION MINUTES

November 22, 2016

The meeting was called to order at 7:00 p.m. with Jim Gilbert, Lloyd Zastrow, Sally Williams, Carole Hoffmeister, and Laura Callison present.

The meeting was opened with the Pledge of Allegiance.

Sally Williams stated that the meeting had been properly posted.

Carole Hoffmeister made a motion to approve the minutes from the October 25, 2016 meeting, seconded by Jim Gilbert. Motion passed.

Item 1: Kevin & Rhonda Emrath requested review and approval of a preliminary CSM to create a 1 acre farm consolidation parcel at 6637 S. Island View Rd. parcel #006-0716-0731-000. Jim Gilbert made a motion to recommend approval of the request as presented, seconded by Sally Williams. Motion passed.

Jim Gilbert made a motion to adjourn, seconded by Laura Callison. Meeting adjourned.

Respectfully submitted,

Sally Williams, secretary