

TOWN OF HARTLAND

MEETING AND PUBLIC HEARING AGENDA

COMMITTEE: PLANNING COMMISSION

DATE: October 14, 2019

TIME: 6:00 p.m.

MEMBERS: Rodney Woldt, Dave Bohm, Tom McClone, Bill Dittman, Peter Schmidt, Tom Riehl, and Scott Schara. Members in 'red' were present.

PLACE: Hartland Town Hall

The Town of Hartland Planning Commission may discuss and take action on any of the agenda items listed below:

AGENDA

1. Call to order. Tom R. called the meeting to order at 6:00 p.m. Tom asked Scott to lead the meeting.
2. Verification of meeting posting. Scott verified the meeting posting with the Town Clerk – see bottom of agenda.
3. Motion to deviate from the order of agenda if deemed necessary. Tom R motion; Peter second; all in favor; motion carried.
4. Approval of the minutes from February 11, 2019 meeting. Peter motion to approve, as written; Tom M second; all in favor; motion carried.
5. Public hearing on Comprehensive Plan Amendment, Zoning Change Request 2019-1, and CU 2019-2. Tom motion to open hearing; Rodney second; all in favor; motion carried. Any interested person may address the Committee by letter or appear in person or by agent and be heard at the public hearing. At the close of the public hearing, the committee will continue with the agenda.

Scott read the public hearing notice and passed out a meeting packet to members of the public who were present. Scott explained that the CUP is essentially the driver, since the Comp Plan Amendment and Zoning Change only make sense with an approved CUP. Two main issues for CUP are parking and access.

Diana Hein – parking question has to how it would work; concerns – noise; people coming on adjoining property; water flowing from east to west to Hein property; littering; parking lot surface is a concern (if gravel or blacktop); how does rezone work?

Adam Hein – will they use porta potties; noise concern.

Marilyn Winter – parking issue; doesn't want her driveway used a turnaround; will they have an alcohol license?

Jamie Wege – (lives along hwy 47 across street); concerned with noise and traffic. Also wondered if zoning change would reduce her property value. Scott said we were not qualified to address the value question.

Tim Lemke – traffic turning off of hwy 47 is concern; what if site is wet/muddy for parking? another driveway for exiting? will have more runoff once ground compacts from traffic.

Jim Tebo – how are the conditions documented? Scott explained the CUP documents the conditions.

William Kolaske explained his plans for the property – accommodate up to 200 for a wedding; bus tours; buildings take up about 2 acres; parking would be in the hay field; porta potties would be the septic; suggested putting up a fence to avoid patrons going on adjoining parcel to west; would have a staff of 6 for the events; would only be summer time operation (May 1 – October 1); goal is to be ready by next May. Alcohol license would be the responsibility of the provider.

PC members asked several questions – noise; diversion of water; fence along highway also; second driveway off of Slab City. Document intentions/pictures.

Scott asked for public comments three times.

Motion to close the hearing – Peter motion; Tom M second; all in favor; motion carried.

(Note Scott asked for the hearing to be reopened to discuss amending the Comp Plan and approving zoning change. While we focused on the CUP potential conditions during the public hearing, technically the Comp Plan must be amended first, to allow for commercial zoning of the parcel, followed by the change in zoning. The CUP only comes into play after these two items are completed. There were no questions regarding either of these technical pieces of the process. Tom R. motion to reopen hearing; second by Peter; all in favor; motion carried. Rodney motion to close reopened hearing; second by Bill; all in favor; motion carried.)

6. Committee discuss and take possible action on public hearing items.

Motion to approve CUP 2019-2, motion to approve Resolution 2019-1 to amend the Comprehensive Plan, and motion to approve Resolution 2019-2 to change the requested parcel from AFG to Commercial zoning were all deferred to a future meeting. Scott will write a letter to Petitioner documenting the questions from the public hearing, so he can respond and form the basis of the conditions of the CUP. Next meeting is anticipated to be on November 11, subject to receipt of answers to questions by Petitioner.

7. Public comments. **None.**

8. Committee comments. **None.**

9. Any other new business. Set Next Meeting Date and Time – none scheduled at this time.

10. Adjourn. Peter motion; Rodney second; all in favor; motion carried. Meeting adjourned at 6:55 p.m.

NOTICE OF MEETING:

Posting Date: September 21, 2019 by Town Clerk

Place: Hartland Town Hall and Town website.

Public Hearing notice posted/published as follows, by Town Clerk: September 21, 2019 at the Hartland Town Hall and on the website <http://www.townofhartlandwi.com>; September 21 and 28, 2019 in Shawano Leader.

Drafted by: Scott Schara, Town Zoning Administrator

cc: Committee Members