

Final MINUTES of the
Town of Cross Plains Plan Commission Meeting

7:00 P.M.

December 2, 2013

PRESENT

Plan Commission:

Wayne Parrell (Acting Chair), Greg Hyer, Tom Rhude, Sherry Krantz, Mike Coyle

Board members: Greg Hyer (Chair)

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

3 interested citizens

Call to Order: Parrell called the meeting to order at 7:10 pm.

Approve Minutes: Parrell moved to approve the November minutes as amended and Sherry Krantz seconded. The motion was passed unanimously.

Public comment: Mike Coyle noticed a new home on Observatory Drive with a shared driveway. Hyer explained that this was one of many splits on a family parcel at this location and that all splits have been approved by the county over the course of years.

Discussion/Action: The rezone of Anne Walden's property located at 4204 Hwy P has been tabled until the application and fee have been received.

Discussion/Action: At the November meeting, Parrell requested that the PC meetings change from 8pm to 7pm until March for the duration of daylight savings time. Coyle motioned to approve and Parrell seconded the motion. The motion passes unanimously.

Discussion/Action: Hyer informed the PC that the Dane County Towns' Association is conducting a poll for input of the Town Boards of Dane County with regard to the regulation of non-conforming mineral extraction sites. This poll is for the purpose of collecting opinion of whether to change existing regulation on the one year time frame exemption for non-conforming mineral extractions sites. Hyer further explained that this poll will not give the towns any authority over existing sites, but may be helpful in negotiating some terms of operations. Hyer provided a handout that lists the pro's and con's for removing the exemption or for maintaining the status quo. Parrell noted that there may be a benefit for homesteads in proximity of these extraction sites if the companies were not made to mine otherwise dormant sites unnecessarily for reasons of compliance. If the exemption is removed, exempted non-conforming mineral extraction sites would be required to get a CUP which would increase the cost of operations on these sites and may deter operations, hours of operations, and road wear. The TCP Plan

Commission does not have a strong opinion for or against the current exemption. This will be discussed at the next TCP Board meeting.

Questions from the public:

Amelia Williams wanted to know if the PC will weigh in on the topic of wind power regulation. Parrell noted that there is a moratorium held by the Town on wind turbines until the County presents regulations to the State. This moratorium states that wind turbines taller than 95 feet may be retained. However, the PC may have some ability to regulate these larger turbines by requiring the total removal of derelict turbines and by regulation of the weight of the removal trucks. Hyer indicated that the Town's attorney will respond as to the extent of any authority the Town has.

Steve Bowar appeared for information regarding the process of dividing his parcel located on the south side of Mineral Point Rd. directly across from Camel Hill Rd. into four lots. The 159 acres has not had a density study done, as will be required, but the PC sees the possibility especially since Bowar would be able to transfer splits from other land he owns in the town. Hyer indicated the steps necessary prior to formal review by the PC. Bowar would like to sell the farmette located on the acreage, as well. The sale of this property would permit the Town to abandon the road leading to the farmette and relieve the Town from further maintenance.

Jim Garfoot inquired as to whether the Town will be investigating any privately owned parcels that are delinquent paying taxes. Parrell explained that this is not necessary for the Town, as it is paid by the County directly. It is the County that pursues delinquent payment.

There being no further public comment, Coyle moved to adjourn and Sherry Krantz seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:40 pm.

_____ Action Items _____

Wayne Parrell (Acting Chair): Deadline for the January agenda is December 27, 2013

Submitted on December 13, 2013 by Mary Scott, TCP-PC Secretary/Deputy Clerk