

MINUTES of the
Town of Cross Plains Plan Commission Meeting

6:30 P.M.

October 13, 2014

PRESENT

Plan Commission:

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

Board members: Greg Hyer (Chair), Greg Haack, Vera Riley, Paul Correll, Jeff Baylis

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

4 interested citizens

Call to Order: Parrell called the meeting to order at 6:35 pm.

Approve Minutes: Hyer moved to approve the September 2nd minutes as amended and Sherry Krantz seconded the motion. The motion was passed unanimously.

Public Comments: none

Discussion/Action: The Plan Commission took action on the rezone request by Robert Alexander regarding his property on 9295 Moen Rd. Hyer moved to approve the request with the provision that there is a deed restriction for the property. Sherry Krantz seconded the motion. The motion was passed unanimously.

Discussion: Mark Farrell appeared before the Plan Commission regarding a rezone request for his property located at the Shamrock Farms West of 4974 Cty Hwy J. This request has already appeared before the County as “shifting of property lines between adjacent land owners”. This is the first appearance for this request in front of the Plan Commission. Farrell is adding 2 acres to the approximately 4.4 acre parcel for sale and is requesting the rezone to RH 2 for the entire parcel with farmette. The land being added is not farmable. The Commission determined that the RH 2 is correct rezone for a parcel of this size. Hyer added that Farrell will need to clarify for the County that the lot is being made bigger, a new CSM is required, and the parcel will need to be deed restricted from further development. The Town will need the formal application and fee prior to November’s meeting for the Commission to act on this request.

Discussion: Jim Garfoot is presenting a formal request for the rezone 9234 Jim Garfoot Cir. (Parcel #020-0707-173-9220-0) from RH-2 to RH-1 and a TDR from Applewood Dr. (Parcel #020-0707-022-9360-3) to the parcel on Jim Garfoot Cir. Garfoot informed the Commission that he recently appeared again in front of the County’s ZLR in order to communicate corrections

and obstacles complicating his request over the last three years. The Commission discussed the obstacles of this TDR request and clarified that his formal application to the Town is not grandfathered under the old land use plan. As submitted, this request is contrary to the current Comprehensive Plan. Although Garfoot has recently submitted his application and fee to the Town, Parrell offered that Garfoot may withdraw his request and fee since the Commission has not yet entered the application and fee prior to this meeting. Parrell suggested that adjacent land owners may be interested in buying his split as a financial remedy. Garfoot informed the Commission that he wants to proceed with his request. The Commission will act on his request at the next meeting on November 3rd.

Discussion/Review: Mike Gallagher, President of Capitol Sand & Gravel, appeared requesting a review of Blasting Ordinance 113.1 for amendment. Specifically, Gallagher is concerned with the extraction portion of the Ordinance. Paul Correll of the TCP Board also appeared with similar concerns of wording and content. Some areas of concern identified include the distinction between new and existing mining sites, blasting hours, fencing requirements, driveway requirements and noise provisions. Furthermore, Gallagher identified that the Town's blasting application is not available on the Town's website at this time. After careful review of the Ordinance and the Comprehensive Plan, the Commission concluded that this request will require more extensive review before an amendment can be decided on. Hyer requested that Gallagher submit a copy of our Ordinance with his specific concerns and suggested changes. Rhude summarized the goal of the Commission regarding this amendment will be (1.) to define "existing" and "new" mining sites and how this designation is applied, and (2). to identify whether the Ordinance needs to be rewritten in its entirety in order to best achieve the goals of the Commission with regard to extraction. The Commission hopes to act on this proposed amendment at November's meeting.

Public Comment for Discussion: Rhude inquired if anyone attended the presentation put on by the Cardinal-Hickory Creek KV line Project. Jeff Baylis attended this informational presentation and indicated the concerns he vocalized as well as his predictions for the implementation of this new line. Baylis informed that there are three power substation projects and that representatives informed the public of a probable fourth substation concentrated in the Middleton area. Furthermore, Baylis felt representatives for the project were not forthcoming as to specifics for the plan including route. Rhude predicted that a section of the line will occur within the Town and that the project will be implemented as the project developers decide.

There being no further public comment, Rhude motioned to adjourn and Coyle seconded the motion. The motion passed unanimously. The meeting adjourned at 7:45 pm.

Action Items

Wayne Parrell (Acting Chair) and Secretary: Deadline for the November agenda is October 24, 2014.

Submitted on November 15, 2014 by Mary Scott, TCP-PC Secretary/Deputy Clerk