

**TOWN OF OSCEOLA
PLAN COMMISSION MEETING
January 24, 2011
MINUTES
www.townofosceola.com**

The Plan Commission of the Town of Osceola met for a regular monthly meeting Monday, January 24, 2011 at 7:00 p.m. at the Town Hall, Dresser, Wisconsin.

The agenda for this meeting was sent for publication in The SUN newspaper and posted at the Town Hall, the Dresser Post Office, Rural American Bank and the Town of Osceola Website on Wednesday January 14, 2011.

CHAIRMAN STEVE STROSHANE CALLED THE MEETING TO ORDER AT 7:02 P.M.

ROLL CALL:

Present: Steve Stroshane, Ron Strom, Bob Wright, Mike Wallis, Wally Neumann, Amy Middleton and Bob Clark.

Absent,

ALSO PRESENT: Lorraine Rugroden - Clerk/Treasurer, Nolan Wall from Stevens Engineers, Dan & Suzy Burch and Dodd & Nancy Knutsen.

There WAS a majority of Plan Commission members present.

AGENDA APPROVAL:

MOVED, SECONDED BY MIDDLETON/NEUMANN TO APPROVE THE AGENDA FOR THE, JANUARY 24, 2011 MEETING. MOTION CARRIED UNANIMOUSLY.

MINUTES ACCEPTANCE:

MOVED, SECONDED BY WALLIS/CLARK TO ACCEPT THE DECEMBER 6, 2010 PLAN COMMISSION MEETING MINUTES AS PRESENTED BY THE CLERK/TREASURER. MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENT:

None

BUSINESS:

Town Zoning

Nolan Wall from Stevens Engineers was on hand to address the topic of town zoning. Due to Polk County being in the process of rewriting their comprehensive plan and ordinances, a Citizen Advisory Committee has been meeting to review the existing ordinances and make suggestions on how to appropriately rewrite them. Once the rewrite is complete, the Town will have one year to decide if they want to continue with county zoning or do their own zoning. The Plan Commission discussed in length the pros and cons of staying with county zoning versus pursuing town zoning. Other discussion included:

- Polk County's timeline for completing the rewrite process and deadline that the town can opt out of county zoning
- Process required if the town were to pursue town zoning
- If a decision was made in favor of pursuing town zoning, when should the town begin the process?
- Special Town meeting of the Town Electors to authorize the town to exercise zoning authority

MOVED, SECONDED BY WALLIS/WRIGHT TO RECOMMEND THE TOWN BOARD TO HOLD A SPECIAL TOWN MEETING OF THE ELECTORS TO GIVE THEM THE OPPORTUNITY TO GRANT THE AUTHORITY TO EXERCISE ZONING IN THE TOWNSHIP. MOTION CARRIED 5 – 2. STROM AND NEUMANN VOTED NAYE.

Action items include:

- Nolan Wall will provide a detailed scope and a timeline of the process to move to town zoning for the Plan Commission to review at the March 28, 2011 meeting.
- An overview of the process of moving to Town Zoning will be presented at a Special Town Meeting April 12, 2011.

Subdivision Ordinance Discussion

The state has made some significant changes in Chapter 236 Wis. Stats., involving the timeline for the local review and approval process of subdivisions. Another change is that local governments can require security (bonds, irrevocable letters of credit) from developers to insure project completion. The town will be amending its subdivision ordinance in order to comply with the new statutory language changes.

Wording changes will be made to the subdivision ordinance and brought back to the next Plan Commission meeting for comments and suggestions before a recommendation is made to the Town Board. A public hearing will then be held on the newly amended subdivision ordinance before it is brought before the Town Board for approval.

CHAIRMAN'S REPORT:

1. Wind ordinance article will be distributed to Plan Commission
2. The Polk County Citizen's Advisory Committee will meet on February 23, 2011.
3. Volunteers were asked to attend the Polk County Citizen's Advisory Committee meetings. Supervisor Wright will make himself available to attend as many meetings as he can.

COMMISSION MEMBERS REPORTS:

None

SUBSEQUENT MONTH'S AGENDA DISCUSSION:

The next regular monthly Plan Commission meeting will be Monday February 28, 2011.

Agenda

Town Zoning
Amendments to Subdivision Ordinance

ADJOURNMENT:

MOVED, SECONDED BY CLARK/STROM TO ADJOURN THE JANUARY 24, 2011 PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.

Being no further business to come before the Plan Commission, the meeting was adjourned at 8:42 p.m.

APPROVED 3/28/11

Lorraine Rugroden, Clerk/Treasurer