

**TOWN OF OSCEOLA
PLAN COMMISSION MEETING
MARCH 28, 2011
MINUTES**
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The Plan Commission of the Town of Osceola met for a regular monthly meeting Monday, March 28, 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 Friday March 18, 2011.

CHAIRMAN STEVE STROSHANE CALLED THE MEETING TO ORDER AT 7:00 P.M.

ROLL CALL:

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

Absent, Bob Clark

ALSO PRESENT: Lorraine Rugroden - Clerk/Treasurer, Nolan Wall from Stevens Engineers and Pete & Kathy Shay.

There WAS a majority of Plan Commission members present.

AGENDA APPROVAL:

MOVED, SECONDED BY NEUMANN/MIDDLETON TO APPROVE THE AGENDA FOR THE, MARCH 28, 2011 MEETING. MOTION CARRIED UNANIMOUSLY.

MINUTES ACCEPTANCE:

MOVED, SECONDED BY WRIGHT/STROM TO ACCEPT THE JANUARY 24, 2011 PLAN COMMISSION MEETING MINUTES AS PRESENTED BY THE CLERK/TREASURER. MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENT:

None

BUSINESS:

St Dennis Lot Division (Concept Plan)

Patricia St Dennis approached the Plan Commission with a conceptual plan to create two additional lots from the property she owns at 779 200th Street on the west side of Horse Lake. She wanted to know if the Plan Commission would approve the concept before going through with spending the money to create a Certified Survey Map and have the land surveyed. She said that each of the two lots that she planned to create would have 50 feet of lake shore property.

Concerns:

Less than 150 feet between driveways

Work with a Surveyor or Planner to arrive at a plan

Prospective lot on the south end of the property may be an issue due to the creek and driveway distance

Follow – up:

Ms. St Dennis will be encouraged to contact a surveyor that is familiar with local zoning requirements that would assist in creating a suitable plan for her to bring before the Plan Commission.

Town Zoning

Nolan Wall from Stevens Engineers presented an estimated project scope, outlining the cost to create a town zoning ordinance. Town Electors will have the opportunity at the Annual Town Meeting to give approval to the Town Board to create their own zoning ordinance and pursue town zoning. Once the County finishes rewriting their zoning ordinance, the Town will have the option to opt in or out of County Zoning.

The Plan Commission discussed various aspects of the estimated project scope and Nolan gave examples, noting that there were many variables that could increase or decrease the cost. Nolan has previously worked with the Town of Garfield to create their zoning ordinance and was able to give insight into what it will take for the town to take on this endeavor.

The Plan Commission discussed preparing a short presentation on zoning for the Annual Meeting on April 12, 2011. Nolan Wall will be the presenter.

Subdivision Ordinance Discussion

The Plan Commission is in the process of updating the Subdivision ordinance to include the changes that were made to Chapter 236 Wis. Stats., involving the timeline for the local review and approval process of subdivisions. Another change is that local governments are now able to require security (bonds, irrevocable letters of credit) from developers to insure project completion. The town will be amending its subdivision ordinance in the near future to comply with new statutory language changes.

The Plan Commission discussed the new language changes and Bob Wright agreed to make the changes to the subdivision ordinance and bring back to the next meeting for review.

CHAIRMAN'S REPORT:

1. Wind ordinance information was provided to the Plan Commission.
2. Citizens Advisory Committee meeting at the County is scheduled for March 30th at 6:30 p.m.
3. Plan Commission member terms were reviewed.
 - a. Terms for citizen members Ron Strom and Bob Clark expire April 30, 2011.
 - b. Mike Wallis will step down as citizen member on the Plan Commission April 12, 2011.
 - c. Kathy Shay has submitted her name for consideration on the Plan Commission.

COMMISSION MEMBERS REPORTS:

None

SUBSEQUENT MONTH'S AGENDA DISCUSSION:

The next regular monthly Plan Commission meeting will be Monday April 25, 2011.

Agenda

Town Zoning
Amendments to Subdivision Ordinance

ADJOURNMENT:

**MOVED, SECONDED BY WRIGHT/MIDDLETON TO ADJOURN THE MARCH 28, 2011
PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.**

Being no further business to come before the Plan Commission, the meeting was adjourned at 8:59 p.m.

APPROVED 5/23/11

Lorraine Rugroden, Clerk-Treasurer