

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 South School Street, Mayville, WI
March 28, 2012

1. Call to Order and Roll Call.

Meeting was called to order at 5:34 p.m.

Members present: Dolores Neumeyer, David Pasbrig, Merlin Kahlhammer, Jerry Moede and Bob Smith.

Absent: DJ Legas and Ron Henkel.

2. Approve Agenda.

Motion by Smith, second by Neumeyer, to approve the agenda. Motion carried on a voice vote.

3. Approve the minutes of the January 25, 2012, February 8, 2012 and February 23, 2012 meetings.

Motion by Pasbrig, second by Kahlhammer, to approve meeting minutes. Motion carried on a voice vote.

4. Discuss and act upon Letter of Intent Notification for Parcel 042-1217-1913-000, W2288 Gill Road, Town of Theresa.

Craig Kunkel provided a summary of past action with regard to the Letter of Intent Notification. The original Letter of Intent was transmitted to the City in December, 2011 and was ultimately denied due to the proposal not being in compliance with the City Zoning Code for 425-20 B(1)(9) relating to Extraterritorial Jurisdiction. In effect, the Ordinance provides that no land split can occur whereby a parcel of greater than 2 acres is created. The William and Bonita Steinbach proposal included a farmhouse and outbuildings on a parcel of approximately 2.9 acres.

The Plan Commission noting the conflict denied the land split and set forth to amend the municipal code in order to allow the City the latitude to make exceptions to the 2 acre threshold. Ultimately, Ordinance No. 1045-2012 was recommended by the Plan Commission and adopted by the City. Provisions were included within the Extraterritorial Plat Approval Jurisdiction providing a remedy to code provisions due to extenuating circumstances granting the City the right to provide an exception and waiver to the 2 acre parcel size limit. Bob Smith noted that provisions for an exception were based upon the Plan Commission's acknowledgment that there were a number of situations similar to the Steinbach's where homesteads and agricultural outbuildings were being split off from the farmsteads which would ultimately require parcels of greater than a 2 acre to be approved.

Mr. Steinbach, also in attendance at the meeting, indicated that he would appreciate the Plan Commission approving his land split which was now reduced to a 2.59 acre parcel size due a 33' reservation being excluded from the parcel as a Town Road reservation.

Motion by Moede, second by Neumeyer, to approve the Letter of Intent Notification for Parcel 042-1217-1913-000, W2288 Gill Road, Town of Theresa. Roll was called: Motion carried on a 5-0 vote.

5. Discussion of next meeting date with possible action.

The next Plan Commission meeting is scheduled for April 25, 2012 at 5:30 p.m. (if necessary).

6. Adjournment.

Motion made by Smith, second by Kahlhammer, to adjourn. Motion carried on a voice vote: No objections. Meeting adjourned at 5:50 p.m.