

The Town of Ashippun Planning Commission was called to order by Chairman George Monis on Thursday, August 4, 2005 at 7:31 P.M. Members present were Don McCollum, Chairman George Monis, Sheryl Jaeger, Bob Guenther, Norm Greeb, Clara Birkel, and Secretary Tiffany Brewer. Absent was Tom Jordens.

The minutes of the July 7, 2005 Town of Ashippun Planning Commission meeting were read and stand approved.

There is a hearing on August 18, 2005 at 7:45 P.M. at Dodge County for Leah Uttech - for variance to allow reduction in size of a substandard lot further below minimum requirements of code to facilitate area for additional off street parking.

There was comment that Dave Pfitzinger was given approval for minor land division.

Roger Kehl was also given approval for minor land division.

Building Inspector's Report:

3 new homes in July

3 miscellaneous

State inspector was in to inspect former Radtke's on July 27. There are still 7 things that need correction. Owner Shanklin is allowed to serve food.

Fred Kuck asked for a certified survey to be signed. Kuck was in previously and map was approved. This is on Town MM. The lots cannot be further subdivided. Jaeger motioned and Greeb seconded to sign the certified survey. All in favor. Motion carried.

Dave Pfitzinger was called forward for a certified survey map to be signed. This is for a landsplit on Hwy 67. Lot 1 would be 32 acres and Lot 2 would be 28.5 with buildings. Dodge County approved it at hearing with some stipulations. McCollum moved to approve and sign the survey. Jaeger seconded. All in favor. Motion carried.

Jody Kehl was present to petition to change zoning on 12 acres on Hwy 67 from A2 to C2 to allow Sue McCourt to have business there. There is concern over creating commercial in agricultural area. The County does not allow spot zoning and this would be that. Discussion took place. Joe Gabel from the Dodge County Planning was present to answer questions. Is changing to C2 in Town's best interest? Could it remain A2 and McCourt get a conditional use permit ----- the code would need to be amended. Currently McCourt runs business out of home, but is not to have any employees under current status. McCollom motioned to deny the request to change from A2 to C2. Guenther seconded. For denial -- McCollum, Birkel, Guenther, Jaeger. Opposed - Greeb. Motion carried.

Discussion regarding the Land Division Ordinance and the joint meeting with the Town Board, the Commission, and Mike Grota took place.

Discussion with Joe Gabel from the Dodge County Planning took place regarding land splits, lot size, density standards, cluster development, etc.

The Commission needs to meet with the Town Board to discuss and perhaps propose ordinances regarding the above ----- land division minimums and maximums, density, etc. This meeting will take place on September 1, 2005 at 6:00 P.M. before the Planning Commission's regular 7:30P.M. meeting. The proposals will then need to be brought to a public meeting. An attorney needs to be present at all such meetings.

TomJordens was not present, but voiced concern through Town Chariman Shoenike about he right to farm, and the terms/review of Planning Commission members. Planning commission member Birkel stated there are guidelines for term, etc in the Town office.

No public comment.

Greeb motioned and Monis seconded to adjourn the meeting at 9:00 P.M.

The next Town of Ashippun Planning Commission meeting will be on Thursday, September 1, 2005 at 7:30 P.M.

Respectfully submitted,
Tiffany Brewer, Secretary