

**Town of Farmington
Plan Commission Meeting
July 27, 2010**

Chairperson Jack Fulcher presided. The opening statement was given. Notices were properly published and posted.

ROLL CALL: All members were present. Also present were Deputy Zoning Administrator Richard Mann, Commission Secretary Sandy Grenlie . 3 citizens

MINUTES: A motion by Victor Helbach seconded by Mike Doyle to approve the mailed minutes of March 23, 2010. Motion carried.

Per Chair Fulcher: In the March minutes – Dale and I were to get clarification on Conditional Use Permits. Dale and I went to the zoning office to address Conditional Use Permits. It was clarified that whatever was there at the time the ordinance is passed will remain as is, and the conditional uses will continue. Everything is grandfathered in unless they change the use of their property. At the time a property owner changes the use of their property they will then need to go to Waupaca County Zoning and apply for a new Conditional Use permit.

NEW BUSINESS:

- 1.) **Ken & Angela Dahle Land Division – adding part of commercial parcel 05-28-51-5 to parcel 05-28-71-1.**
Ken & Angela Dahle, N3101 W. Silver Lake Dr addressed the board with a request to add approximately 0.42 acres (N170 FT of W110 FT of CSM No. 1111) from the adjoining Commercial Property now owned by First National Bank. They have an approved offer to purchase contingent on future buyer agreeing to this partitioning of the property @N3117 Silver Lake Dr.

The Dahles have used this portion of property since 2001 when owned by Gene Moerschel Builders, Inc.

The offer to purchase the 100 FT strip to State Road 54 was not accepted by First National Bank because of the natural privacy of the property. Renters use this area for children playing, raised garden & walking dogs. This also may be the contingent area for backup septic system.

Per resident Art Hill: It appears that it doesn't violate any of the new standards coming out, its commercial, and the people have been using it almost 10 years. I don't see what the issue is. To spend half an hour to forty-five minutes debating over something that is not violating anything. The bank that owns the property is willing to sell with conditions. I don't understand what the real concern is. If the commercial new standard was over 2 acres, but it's not.

Motions by Joel Bartel seconded by Kevin Will to approve subject to meeting all the requirements of the zoning ordinance, and meet the conditions set forth in the offer to purchase.

Bartel to amend motion:

A motion by Joel Bartel seconded by Kevin Will to approve the land division based on the new current zoning district regulations and conditions set forth in the accepted offer. Motion carried.

- 2.) **Discussion of Resolution for implementation of Zoning Ordinance Chapter 34 and its recommendations to Town Board.**
A motion by Jack Fulcher seconded by Victor Helbach to recommend to Town Board to pass this Resolution for Implementation of Zoning Ordinance Chapter 34 with the overlays. Motion carried.
- 3.) **Public Input – Art Hill under #1**
- 4.) **Adjournment**

A motion by Victor Helbach seconded by Mike Doyle to adjourn @7:25 pm

Respectfully submitted,
Sandy Grenlie, CMC, WCMC Commission Secretary