

MINUTES
TOWN OF TROY PLAN COMMISSION
October 28, 2013
Town of Troy Hall
County Road C, Black Hawk, WI

CALL TO ORDER

Greg Sprecher, Chairman, called the meeting to order at 7:03 p.m. and certified compliance with the open meeting law.

ROLL CALL

Commission Members Present: Greg Sprecher, Brad Hasheider, Mary Hasheider, Jeff Lohr. Commission Member Brian Hanson joined the meeting at 7:38 p.m.

Others Present: Chichi Armstrong, Duane Sprecher

MINUTES APPROVAL

Moved by Jeff and seconded by Mary “to approve the minutes of August 26, 2013.”
Motion carried.

AGENDA APPROVAL

Moved by Brad and seconded by Jeff “to approve the agenda.” Motion carried.

CITIZEN COMMENTS:

Chichi Armstrong described her experience attending the public hearing for SP 349 Bill which is before the state legislature and the conversation she had with Fred Halfen of the County Board in regard to the County zoning ordinance. The Wisconsin Towns Association Board opposes SP 349 as drafted. Among other things, the bill proposes to prohibit towns, villages, cities, and counties from enacting licensing ordinances to regulate nonmetallic mining operations (which for towns is an exercise of village powers to protect public health and safety). Further the bill proposes to give exclusive control of all water quality, water quantity, and air quality issues to the state, presumably the DNR.

BOARD ACTION FROM AUGUST COMMISSION RECOMMENDATIONS AND
OTHER BOARD ACTION

Jeff reported that the Town Board had:

- a. Approved posting Plan Commission meeting minutes on the Town website
- b. A public hearing was held on the Driveway Ordinance and Farmland Preservation Plan Map Review of Transition Areas in Town of Troy. The changes were enacted.

FARM CONSOLIDATION REQUEST: DUANE SPRECHER, S12139 Hwy C, Spring Green WI Documents were presented related to Cluster Development, Farm Consolidation and Conservation Subdivision. Moved by Greg and seconded by Jeff “to recommend the Board approve the Conditional Use Permit creating a new Planned Unit Development Cluster including the original Sprecher buildings and one out building. Moved by Greg and seconded by Brian “to recommend the Board approve the Preservation Area Easement specifying 25 years as stated in the Comprehensive Plan (versus 20 years) for the initial term, which would be up for renewal in 10-year increments and that a structure not be built on Easement. Motion carried.

DEVELOPMENT OF A MINING ORDINANCE Board Chair Roger Mack suggested that it would be a good idea for the Commission to explore this. Jeff passed along information on what another locality had done. Templates for sample ordinances are available. Jeff will be attending a Wisconsin Towns Association meeting where he will look to get more information. Despite the uncertainty of the status of the bill before the state legislature, Greg suggested that we plan ahead and research a mining ordinance. Matt Millen was suggested as a person to include on a citizen group. It would be important to have a balance of different perspectives represented on the citizen group researching possible ordinances. Moved by Greg and seconded by Mary “to recommend the Board approve moving forward by selecting a panel of Town citizens to serve on an advisory group to research the development of a mining ordinance and to look at what best fits township issues. Motion carried.

CITIZEN COMMENTS

Greg mentioned he had referred the question of building of a shed on Mill Road to Peter Giese. He also received a call from a prospective property buyer about the possibility of establishing a campground at Fox Road and Hwy 60. Brad mentioned a potential property purchase off Mill Road. There was a question about an “improved” granary as a second dwelling on a property on Troy Road. Greg noted to be aware of trapping along Town roads and to be mindful of the implications for children and pets.

NEXT MEETING DATE – Monday, November 25, 2013 at 7 p.m.

ADJOURNMENT AT 8:53 p.m.

Moved by Brian and seconded by Jeff “to adjourn.” Motion carried.

Mary Hasheider

Plan Commission Secretary

Minutes approved at January 27, 2014 Plan Commission Meeting