

APPROVED

**PLAN COMMISSION MEETING
Town of Troy
November 3, 2016
Hudson Wisconsin 54016**

Members Present: Dan Pearson, Lowell Enerson, Jan Cuccia, Jennie Boeder, Joe Radlinger

Members Absent: Paul Mahler, David Wolf

Staff Present: Rob Jones

Recording Secretary: Amanda Randall

Others present: Mark Frana, Theresa Barnes, Michael Barnes, John Peterson, Ty Dodge

AGENDA:

1. Call to order;
2. Approve minutes;
3. Acknowledgment of application for action as regulated by SDO;
4. CSM-Michael and Theresa Barnes, 193 South Glover Road;
5. Discuss and consider amendments to Chapter 125, Roads and Driveways;
6. Discuss and consider extension of Ordinance 171-A, Moratorium on the Administration of Municipal Code Chapter 171;
7. Building Permits;
8. Committee Reports & Correspondence;
9. Adjourn.

AGENDA:

1. Call to order;

Dan Pearson called the meeting of the Troy Plan Commission to order at 7:00 p.m. followed by the Pledge of Allegiance.

2. Approve minutes;

The minutes of the October 6, 2016 Plan Commission were previously distributed.

Lowell Enerson moved to approve the minutes of the October 6, 2016 Plan Commission. Jennie Boeder seconded. Motion carried.

3. Acknowledgment of application for action as regulated by SDO;

The application for a CSM has been received from Michael and Theresa Barnes, 193 South Glover Road.

4. CSM-Michael and Theresa Barnes, 193 South Glover Road;

Rob Jones began by explaining that the applicant has submitted a CSM for the subdivision of a 39.90-acre parcel of land into a 3.386-acre lot (Lot 1) and a 25.346-acre lot (Lot 2). Lot 1 has the existing house on it. The remaining acreage, which is not shown as a lot, is made up of unplatted land and right-of-way for South Glover Road. The parcel is zoned Exclusive Ag. Land within Ag may be subdivided following the terms of an approved Farm Plan or by using the one lot exception detailed in Chapter 135-8.D.(9). The property is within the ETZ with the City of River Falls, so their approval is also need besides the Town and County's.

The Town is unable to approve the CSM as presented tonight without rezoning and a Farm Plan. The applicant has two options: they can either split off the one lot and retain the remaining 37 acres under the one lot exception to our Subdivision Ordinance or they can pursue the 2 or 3 lot CSM and do the Farm Plan, which would also involve a conservation easement and rezone. The County and City have approved the currently proposed CSM.

After discussion, the applicants decided they would like to split off the 1 lot and retain the remaining 37 acres. Any future subdividing activity of the 37 acres would require a Farm Plan and that would be a required note on the CSM. They will run this by the County and City of River Falls to make sure it would be approved. They will try to be back on the December Plan Commission agenda.

5. Discuss and consider amendments to Chapter 125, Roads and Driveways;

Staff has been discussing revisions to Chapter 125. All definitions have been moved to the front and wording has been cleaned up. There are two major changes. First, shared driveways currently must be built to Town road standards. The change to Section 125-6.A. gives the Plan Commission flexibility during the plat/CSM review process to reduce the full width of the shared driveway portion to 12' of pavement with 2' shoulders if it's obvious that the shared driveway will not become a Town road in the future. Second, "variance" provisions in Section 125-11 can instead be "exceptions to design standards." This also gives the Commission greater flexibility in administering the ordinance.

Rob Jones added that Appendix B language on the cross section drawing should be changed to match the text which states that 8" of crushed aggregate base is required for town roads. Appendix D, titled "Expansion Joints" should be struck, as the Town doesn't use saw and seal. Saw and seal should also be struck in Section 125.14.k.4.d

Jennie Boeder moved that the Plan Commission recommend to the Town Board approval of the amendments to Chapter 125 with the following exceptions: Appendix D, titled "Expansion Joints", be deleted, and that Section 125.14.k.4.d be struck, and update Appendix B to match the text of Section 125.14.k.3. Jan Cuccia seconded. Motion carried.

6. Discuss and consider extension of Ordinance 171-A, Moratorium on the Administration of Municipal Code Chapter 171;

Dan Pearson gave a brief history of the moratorium. The moratorium needs to be renewed every two years; if the Town doesn't renew the moratorium then it lifts and the Town resumes Riverway zoning authority. Some current Riverway projects were discussed as well as how to monitor what the county is considering and what is ultimately approved. The Clerk could provide the Commission the notices she receives from the County and the building inspector's office could provide a report on any Riverway permits that have been issued.

Lowell Enerson moved that the Plan Commission recommend to the Town Board approval of an additional 24 months for Resolution No. 2016-___, Extending Ordinance 171-A, the Town Moratorium on the Administration of Town Municipal Code Chapter 171 and Accompanying Administration Clarification to Moratorium as Set Out in Town Resolution 2015-02 by an Additional Twenty-Four Months. Joe Radlinger seconded. Motion carried.

7. Building Permits;

Building permits were reviewed.

8. Committee Reports & Correspondence;

Dan Pearson gave an update on the Town Board's decision on Cracked Barrel Winery. Food vendors and outdoor music were not approved; the applicants may request it again when their conditional use permit is reviewed in 2017. Site visits and measuring noise levels were discussed.

6. Adjourn

Jennie Boeder moved to adjourn the meeting of the November 3, 2016 Plan Commission at 8:43 p.m. Lowell seconded. Motion carried.