

# TOWN OF HARTLAND

## NOTICE OF PUBLIC HEARING AND AGENDA

COMMITTEE: PLANNING COMMISSION

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**DATE:** September 14, 2015

**TIME:** 6:00 p.m.

**MEMBERS:** Marlin Noffke, Al Tauchen, Mark Mitchell, Tom McClone, Bob Woldt, Bill Dittman, and Scott Schara. **Absent:** Tom McClone.

**PLACE:** Hartland Town Hall

The Town of Hartland Planning Commission may discuss and take action on any of the agenda items listed below:

### AGENDA

1. Call to order. Scott called the meeting to order at 6:00 p.m.
2. Verification of meeting posting. Susan verified posting and the date is listed at the bottom of this agenda.
3. Motion to deviate from the order of agenda if deemed necessary. Motion by Mark, second by Marlin; all in favor; motion carried.
4. Approval of the minutes from March 25, 2015 meeting. Scott passed out copies. Everyone received these on March 27 and comments have been incorporated. Instead of reading, Scott asked for a motion to approve. Motion by Al, second by Bob; all in favor; motion carried.
5. Public hearing on Comprehensive Plan Amendment, Zoning Change Request, and CU Requests 2015-3 and 2015-4. Motion to open public hearing by Bob, second by Mark; all in favor; motion carried.

**Any interested person may address the Committee by letter or appear in person or by agent and be heard at the public hearing. At the close of the public hearing, the committee will continue with the agenda.**

Scott passed out copies of the notice and read the notice (Susan verified posting – see below).

Item #1: Regarding the Comprehensive Plan Amendment, Scott explained that the Comprehensive Plan must match our zoning, so this change is necessary to rezone the Schmucker parcel (item 3 on Public Hearing Notice). Scott asked for public comments three times. There were none.

Item #2: Regarding Al Tauchen's request, Scott explained that the ZO requires a CU be issued whenever a split happens due to the 20:1 requirement. It is formality. Scott asked for public comments three times. There were none.

Item #3: Regarding the Schmucker zoning request change, Scott explained that a retail store is not an acceptable use under AFG zoning, so the parcel needs to be rezoned. Furthermore, because the proposed store is > 3500 square feet, a CU permit is also required, which is the topic of item 4 on the Public Hearing Notice. Scott asked for public comments three times. There were none.

Item #4: Regarding the CU request, Scott asked Floyd to explain his proposed project. Floyd explained the store will be like a bent and dent. Public comments...Bill asked what products they'd handle – Floyd said lots of groceries and soaps/shampoos. Bill asked about fire protection. The Town took the position that it is the taxpayer's responsibility to check out all other entities that have an interest. Floyd said they have state approved plans and state approved HVAC. Mark asked about the setback for semi-truck deliveries. Eli stated the setback is 80' from the Town road setback, which will be fine. Al asked about culverts – Scott will be presenting separate driveway permit at TB meeting tonight and this will be addressed as part of the approval process by the TB. Scott asked for public comments two additional times – there were no additional comments.

Motion to close the hearing made by Bob; second by Marlin; all in favor; motion carried.

6. Committee discuss and take possible action on public hearing items.
  - a. Resolution 2015 – 1 (Comp Plan Amendment): Motion by Mark o approve ; second by Marlin; all in favor; resolution executed.
  - b. Tauchen CU: Motion by Bob; second by Marlin; all in favor (Al abstained); Scott issued CU to Al.
  - c. Resoluton 2015 – 2 (Zoning Request change): Motion by Mark; second by Al; all in favor; resolution executed.
  - d. Schmucker CU items/restrictions – no conditions imposed by PC. Scott will issue zoning, CU, and sign permits on October 29, assuming County Board approval.
7. Public comments. **None.**
8. Committee comments. **None.**
9. Any other new business. **None.**
10. Set Next Meeting Date and Time – **none scheduled at this time.**
11. Adjourn. **Bob made motion to adjourn, second by Mark; all in favor; motion carried.**  
**Meeting adjourned at 6:30 p.m.**

**NOTICE OF MEETING:**

**Posting Date:** August 6, 2015 by Town Clerk

**Place:** Hartland Town Hall, Bonduel State Bank, and Timeline Saloon & BBQ

Public Hearing notice posted/published as follows:

August 6, 2015 by Town Clerk via Shawano Leader.

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Drafted by: Scott Schara, Town Zoning Administrator

cc: Committee Members