

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 11/18/08

TIME: 7:00 p.m.

PRESENT: Dawn Goodman, Gary Jonet, Mike Gilson, Bob Boncher, John Metzler, Bob Geyer, Dianne Jacobs

ABSENT: None. **Others Present:** Walter Hey

APPROVAL OF LAST MEETING'S MINUTES: John Metzler opened the meeting and noted that the meeting notice was properly posted in 3 places. The minutes from the 10/21/08 Planning Commission Meeting were reviewed.

MOTION MADE BY: John Metzler to accept the minutes.

MOTION 2NDED BY: Bob Geyer. **AYES:** 7 **NAYS:** None **MOTION CARRIED.**

ISSUE #1: Walter Hey CSM (7:05-7:17 p.m.).

Planning Commission members clarified with Walter where the parcel in question was located and the particulars of the plan. Walter explained that he broke off 3 parcels and is putting Lot 3 of his land, which is 30.761 acres, into a Conservation Trust with the Northeast Wisconsin Land Trust. It is of interest for conservation due to its proximity to Gilson Creek and the beauty of the parcel. He stated that he does not want the area developed so this will protect it.

MOTION MADE BY: Dianne Jacobs to recommend to the Town Board that this CSM be approved and that Dawn Goodman should put a note for Debbie Mercier to add the Walter Hey CSM to the agenda for the Town Board Meeting on Tuesday, December 9, 2008.

MOTION 2NDED BY: Bob Boncher. **AYES:** 7 **NAYS:** None. **MOTION CARRIED.**

ISSUE #2: Building Setbacks on Private Roads (7:18-8:07 pm).

This matter was referred to the Planning Commission by the Town Board at its November 11 meeting. The Planning Commission reviewed which roads in the Town of Green Bay are private and what concerns and/or issues have arisen in their regard. The setback rules have not been adhered to consistently. Past non-adherence by residents on these roads and/or variances made for individuals over the years have caused these roads to become unserviceable at times for such basic services as snow plowing, garbage pickups, school bus service and even construction equipment when repairs are attempted. A number of Planning Commission members cited the recent example of the County not being able to provide snow plow service to a private road whose residents appeared before the Town to request service due to the road not meeting the size requirements for the snow plow equipment size. In addition, concern was raised about accessibility of fire department equipment to the areas in the event of a fire or other emergency. The Planning Commission noted that there did not seem to be any way to change the situation on these roads except to eventually remove the obstructions as they deteriorate over the years and not allow new obstructions to be put too close to the roadways (such as fences/walls, buildings and homes). Dianne Jacobs suggested that the new roads are covered and this will not happen anymore but that there may be nothing we can do with the pre-existing situations except issue an advisory statement to them that they should follow the Setback requirements the Town has set forth or they will continue to incur the problems that have resulted. Dianne also suggested the matter be further discussed at the Town Meeting in December.

MOTION MADE BY: Bob Boncher to table the matter until the December meeting.

MOTION 2NDED BY: Dianne Jacobs. **AYES:** 7 **NAYS:** None. **MOTION CARRIED.**

ISSUE #3: New Parcel Maps for Zoning (8:08-9:25 pm).

The Planning Commission members took the new maps and began transferring the zoning from the old maps to the new maps. Nearly everything was completed except for some areas of uncertainty due to not having a current Platt Book. Dawn Goodman will obtain a new Platt Book and also a special marking instrument that will allow modifying as needed (most likely for bus stop changes) on the Sex Offender Restricted areas on the map.

Any Other Business: There was no other business to address.

DATE & TIME OF NEXT MEETING WERE SET: Tuesday, December 16, 2008 at 7:00 p.m.

MOTION to Adjourn Made by: Bob Boncher. Mike Gilson 2nded. **AYES:** 7 **NAYS:** None **MOTION CARRIED.**

TIME OF ADJOURNMENT: 9:27 p.m.

Planning Commission Chairman

Planning Commission Secretary