

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 1/26/10

TIME: 7:02 p.m.

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

ABSENT: Bob Geyer

Others Present: Town of Green Bay Board Members, Lee DeChamps and Debbie Mercier; special guest speaker, Matt Heyroth, of Brown County Planning and Land Services; and 24 members of the community.

APPROVAL OF LAST MEETING'S MINUTES: John Metzler opened the meeting and noted that the meeting notice was properly posted in 3 places. The Planning Commission reviewed the minutes for July 2009. **MOTION MADE BY:** Dianne Jacobs to accept the minutes. **MOTION 2NDED BY:** Bob Boncher. **AYES:** 6 **NAYS:** None. **MOTION CARRIED.** The Planning Commission then reviewed the minutes for the December 17, 2009 Wisconsin Working Lands Initiative Workshop Meeting. **MOTION MADE BY:** Dianne Jacobs to accept the minutes. **MOTION 2NDED BY:** Bob Boncher. **AYES:** 6 **NAYS:** None. **MOTION CARRIED.** The Planning Commission then reviewed the minutes for the January 14, 2009 Regular Planning Commission meeting. **MOTION MADE BY:** Dianne Jacobs to accept the minutes. **MOTION 2NDED BY:** Mike Gilson. **AYES:** 6 **NAYS:** None. **MOTION CARRIED.**

ISSUE #1: Review the Wisconsin Working Lands Initiative and the changes to the program's tax credits, penalties, planning, and zoning requirements, including changes to the Town of Green Bay Agricultural zoning. (7:15 pm-8:15 pm).

Informational packets from the 12/17/9 County Planning Informational Meeting on the WI Working Lands Initiative were passed out to the community members for a reference. Then Brown County Planning and Land Services Representative, Matt Heyroth gave a power point presentation about the Working Lands Initiative program (this can be viewed at this website address:

http://www.co.brown.wi.us/departments/page_3e47aac69745/?department=2317176c7f00&subdepartment=bc2d35fa4859.

He then answered questions of the Town Board, Planning Commission and community members.

His presentation included:

1. Background of the Program
2. WLI Tax Credits
3. Conversion Fees
4. Base Farm Tract Option (Chapter 91)
5. PACE (Purchase of Agricultural Conservation Easements)
6. AEAs (Agricultural Enterprise Areas)
7. How to meet the timelines
8. Phases 1 & 2 of the process.
9. Website information: <http://www.datcp.state.wi.us/workinglands/index.jsp>
10. Brown County Planning and Land Services contact information: heyroth_mr@co.brown.wi.us or schuette_am@co.brown.wi.us or phone them at (920) 448-6480.

In addition, Town Chairman, Lee De Champs discussed where funding will come from and discussed what potential next steps the Town may take, including revisiting the Town's Comprehensive Plan to identify areas most likely to be the most eligible and desirable to take part in the program and which the zoning might be changed as a result. Planning Commission member Dianne Jacobs added that some areas may no longer be considered desirable as agricultural prospects for various reasons (such as future areas of residential development and/or proximity to it; areas with poor soil, etc.). Chairman De Champs questioned various farmers in attendance as to their interest in participating in the program. Reactions were mixed. Chairman De Champs expressed interest in holding future informational meetings with more of the Town's landowners to gauge their interest in participating in the program. Lee De Champs and Dianne Jacobs stressed that time was of the essence and Dianne Jacobs speculated on having potentially 2 Agricultural Zoning areas: A1-Agriculture, which would be Exclusive Agriculture for farmers participating in the WLI program; and A2-Agriculture, which would be Agriculture for farmers not participating in the program. The floor was closed.

Any Other Business: The Planning Commission reviewed a letter from Clair Dequaine regarding the unfinished road that adjoins his property (this was an on-going issue that has been under review by both the Planning Commission and the Town Board for many years). Dianne Jacobs instructed the Planning Commission that it needs to give the Town a recommendation as to what should be done. **MOTION MADE BY:** Bob Boncher that the Town of Green Bay take care of it's section of the road in question, depending on budget constraints, and that Clair Dequaine take care of his own section, according to the Town's prescribed Regulations and Specs. **MOTION 2NDED BY:** Mike Gilson. **AYES:** 5 **ABSTAINS:** Dianne Jacobs. **NAYS:** None. **MOTION CARRIED.** A request was left with Debbie Mercier to put the matter on the Town's agenda for February 9, 2010.

Date & Time of Next Meeting Were Set: Tuesday, February 16, 2010 at 7:00 p.m.

Motion to Adjourn Made by: Dianne Jacobs. Gary Jonet seconded. **AYES:** 6; **NAYS:** None. **Motion Carried.**

Time of Adjournment: 9:05 pm

Planning Commission Chairperson

Planning Commission Secretary