

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 11/6/07

TIME: 7:02 p.m.

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

NONE ABSENT

APPROVAL OF LAST MEETING'S MINUTES: John Metzler opened the meeting & noted that it was properly posted in 3 places. The minutes from 10/16/7 and 10/27/7 were reviewed.

MOTION MADE BY: Gary Jonet to accept the minutes.

MOTION 2NDED BY: Bob Geyer.

AYES: 7

NAYS: None

MOTION CARRIED.

ISSUE #1: Discuss Recommendation to Town Board regarding proposed tree trimming plans at the Edgewater Bluff Villas. John Metzler reviewed the findings of the Planning Commission's visit out to the Edgewater Bluff Villas site. Mr. Looker, one of the Bank representatives, expressed the hope that the area in question be broadened and that the owners would be granted more autonomy regarding clearing and trimming, especially in light of the fact that nothing has been done since the development was first constructed. Mr. Andreas, the Condo Association Representative, also expressed similar feelings. Both men agreed that a park-like setting has always been desirable and would be very important to maintain. Dianne Jacobs said this all may be able to be addressed more by the Town Board once they have the Planning Commission's recommendation. All concerned reviewed the preliminary proposals for the Town Board that various members submitted. After much discussion and changes, including suggestions from Mr. Looker and Mr. Andreas, a final proposal was developed for the secretary to submit to the Town Board. See the attached proposal.

MOTION MADE BY Dianne Jacobs to submit the recommendation to the Town of Green Bay Town Board.

MOTION 2NDED BY: Bob Boncher

AYES: 6

NAYS: 1*

***Mike Gilson disagreed with this recommendation, stating that the Town of Green Bay is too restrictive on their dead tree removal policy.**

MOTION CARRIED.

Furthermore, in this matter regarding The Proposed Tree Trimming and Dead/Dying Tree Removal On the Site of the Edgewater Bluff Villas, the Town of Green Bay Planning Commission also made the following recommendation:

MOTION MADE BY: Dianne Jacobs to Amend the March 13, 1995 Town of Green Bay's Final Approval Resolution For Edgewater Bluff Villas, I. (a) to read:

The Edgewater Bluff Villas Association may trim or remove any dead or diseased trees and trees that could cause damage to property or injury to people within the forty (40) foot setback from the ledge. However, if a tree is cut and removed, a portion of the trunk and entire root system must be left in place as a stabilization for the fragile rock formation on the ledge.

There shall be no removal of any tree, alive, dead, or diseased below the ledge, without the approval of the Town Board or subcommittee of said body of government.

MOTION 2NDED BY: Gary Jonet

AYES: 5

NAYS: 2*

***Mike Gilson and Bob Geyer disagreed with this recommendation, stating that: "The Town of Green Bay is too restrictive on their dead tree removal policy and that the Board should let them maintain their property because it is *their* property and, furthermore, if they had a view back when**

they bought or moved into the property, then they should be able to maintain that view and have the same view now.”

MOTION CARRIED.

ISSUE #2: The Wind Turbine Ordinance Development.

The Planning Commission received information regarding this matter from the Town’s Lawyer. Because of the lengthy nature of this information, it was decided that this matter be tabled until the Planning Commission has time to review the information. The floor was opened for discussion because one of the Town’s citizen’s, Greg Abts, was in attendance regarding this matter. He questioned why the Town was developing an ordinance for wind turbines. John Metzler explained that it was to protect the interests of the town and because another Town’s resident would like to have a wind turbine on his commercial property. Floor was closed.

ISSUE #3: Work on Outdoor Wood Burner Ordinance

The Planning Commission reviewed the Outdoor Furnaces Ordinance for the Town of Green Bay. They approved it to be submitted to the Town Board to review and then pass on to the Town’s attorney to review. Dianne Jacobs told the Planning Commission that if the ordinance is approved by all concerned and passes the process, then there should be a Conditional Use permit required, which would involve changes being made to the Zoning Ordinances to add Outdoor Furnaces in the appropriate areas that pertain to this situation. The floor was opened for discussion because 4 of the Town’s citizen’s were attending the meeting in this regard (Charlotte Gilson, Joyce Lamperer, James Lamperer, Greg Abts). The group questioned if any of the new Ordinance would be able to address pre-existing outdoor wood burners, especially concerning the issue 3 of them had with their neighbor’s outdoor wood burner. The Planning Commission explained that pre-existing systems would not be covered by this new ordinance but that they could continue pursuing a solution with the Town Board and the Brown County Health Department. Greg Abts also questioned if Wood Gassification Furnaces would be covered by this Ordinance and expressed the opinion that this type of furnace will soon be the standard that all outdoor furnaces will follow, that most people will probably turn to this type of outdoor furnace in the future and that it should therefore be addressed. Some of the Planning Commission members disagreed that certain types and brands of furnaces be named in the ordinance because there are too many types and brands to address and include all of them. Dianne Jacobs suggested that having the Conditional Use permit would address individual types and brands as they may arise. The floor was closed.

ISSUE #4: Any Other Business

There were no other issues or business addressed.

DATE & TIME OF NEXT MEETING: Tuesday, December 18 at 7:00 p.m.

MOTION: Bob Geyer made a motion to Adjourn, Mike Gilson seconded.

AYES: 7

NAYS: None

MOTION CARRIED.

TIME OF ADJOURNMENT: 9:43 p.m.

Planning Commission Chairman

Planning Commission Secretary