

**Town of Scott, Brown County, WI
Planning Commission Meeting Minutes
December 16, 2010 at 6:00 P.M.**

1. Call to order/Role Call.

Meeting called to order by Chairman Bill Roskams at 6:02 p.m. Present Bill Roskams, Bob Fuhr, Jeff Zlatohlavek, Paul VandenPlasDale Harold, Mike Van Lanen, Economic Development Coordinator Dave Cerny, Beth Fritsche is excused.

2. Approve Plan Commission Minutes of October 21, 2010 Meeting

MOTION BY J. ZALATOHLAVEL, SECONDED BY B. FUHR to approve as presented. All in favor. Motion carried.

3. Review/Take Action on a single lot CSM proposed for Parcel SC-1601-3, located on the west side of Nicolet Drive and being located along and south of Wequiock Creek.

Cerny summarized the request and began the discussion on a trail running along the creek and preserving a pedestrian easement. He also stated that a preliminary review, by both the City and the County, found the survey to be satisfactory.

Bob Howe, with UWGB, and sponsor of this request, explained how this request was necessary because of the university acquiring additional land on Point Sauble and with plans of preserving it as a natural area. He also stated that the acquisition is partially funded thru several different grant sources and has a concern that the trail / access easement language can sometimes slow down the grant approval processes.

Brian Peot, surveyor with Bay Surveying, explained which parcels were being acquired by the University and how this CSM fit in context with the other parcels.

Discussion on the potential for a trail and characteristics of the wetlands throughout Point Sauble.

D. HAROLD MOTIONED, M. VAN LANEN SECONDED to approved as submitted, with the contingency that a trail/access easement be recorded along the ESA of Wequiock Creek, provided this contingency does not create a problem with the grant funding for the land acquisition. All in favor. Motion carried.

4. Review/Take Action on a request for a Site Plan Review for Timberline Landscaping located at 4375 Gibson Lane.

Cerny explained the request and the process of a Site Plan Review. The property is currently zoned A-1 Agriculture and with the recent amendment to the Zoning Ordinance a business such as this can expand into retail sales provided it is first approved by the Plan Commission.

The owner, Mike Tillman, is requesting to make his greenhouse permanent, add signage, and some additional landscaping. The retail operation will take place in the greenhouse and surrounding areas, with the existing driveways and gravel area being utilized for all vehicular traffic. The areas to the north will continue to be used for onsite storage of landscape materials (see attached site plan).

Discussion pursued regarding the site plan, with questions on the proposed sign, any DOT concerns with the sign, and the Town's regulations. Further discussion included comments on lighting.

Mike Tillman explained that there is currently only one light on site and he does not have plans to install parking lot lighting at this time, his hours of operation will generally be during day light hours.

Cerny explained that his site plan will be reviewed annually by the Plan Commission. The review will be focused on resolving any complaints, if any, and to review any proposed changes or additions that a business owner would like to incorporate into the plan.

MOTION BY M. VAN LANEN, SECONDED BY HEROLD contingent on the proposed sign being acceptable with the DOT and Town's sign ordinance. All in favor. Motion carries.

5. Communications

Cerny updated the Commission with the following: 1) In January he will be attending a meeting with DATCP regarding the Working Land Initiative and 2) The State has issued 'clarifying' language regarding Comprehensive Planning stating that these long range plans are meant as a *guide* to all other land use based ordinances. He will provide the Plan Commission will additional details on these 2 topics at the next meeting.

6. Next meeting is scheduled for January 20, 2011, at 6:pm.

7. Adjourn.

MOTION BY FUHR, SECONDED BY M. VAN LANEN TO ADJOURN. All in favor. Motion carried. Meeting adjourned at 6:56pm.

Respectfully submitted,

Cheryl Lardinois, Secretary, Town of Scott Plan Commission