

**TOWN OF TURTLE**  
**PLANNING COMMISSION MEETING MINUTES**  
**AUGUST 15, 2007 7:00P.M.**

- 1) CALL TO ORDER: Commission Chair Roger Anclam called the meeting to order at 7:05p.m. The Pledge of Allegiance was said.
- 2) ROLL CALL / QUORUM CALL: Roll call was taken, commission members present were; Mike Schaefer, Dan Oldenburg, Michelle Hahn, Don Jones and Roger Anclam. Also present were Town Attorney Bill Henderson and Zoning Administrator Mike Birkholz.
- 3) APPROVAL OF AGENDA: Don Jones made a motion to approve the agenda as presented. Dan Oldenburg seconded the motion. The motion carried by all ayes.
- 4) CITIZENS QUESTIONS / COMMENTS: Tom Straub, 5589 E. Buss Road, reminded the Commission that the Gander situation deadline was coming up August 17, 2007.
- 5) ZONING ADMINISTRATOR REPORT: Mike Birkholz reported that 4 permits had been issued, 2 building, 1 combination, and 1 electrical. Mike also reported on a complaint submitted about a residence on Huebbe Pkwy. The complaint will be addressed at the Sept. meeting.
- 6) COMMISSION COMMENTS: Roger Anclam indicated that the Commission members had received paperwork on Smart Growth to review for upcoming meetings with the County.
- 7) APPROVAL OF MINUTES:
  - a) July 18, 2007 : Don Jones made a motion to approve the minutes with the correction of # 11) Adjournment motion was made by Mike Schaefer. Mike Schaefer seconded the motion. The motion carried by all ayes.
- 8) UNFINISHED BUSINESS:
  - a) ROCK ENERGY COOPERATIVE – CONDITIONAL USE PERMIT:

The Commission went through the Standards Applicable to All Conditional Uses Section 19.04 (d).

Denny Schultz and Shane Laursen of Rock Energy were there to answer any questions about the proposed substation. Residents who spoke included, Dan Baroni of 4603 E. Highway 67, Sara Kelso and Tim Dickson of 11638 S. Turtle Town Hall Road, Andrea Gonstead of 12004 S. Turtle Town Hall Road, James Covington of 4447 E. Hwy 67. Issues that the residents have include; that the land is good crop land, that the location is not in the load center, the location as far as traffic run offs, light pollution, sight pollution, safety for the children in the area, compatibility to the surrounding area becoming rural residential, health concerns, erosion control, proximity to the airport, and plans for road reconstruction by the City of Beloit. The Commission had questions about percentage of service, good crop land, another location such as the area near Specialty Tool, and conforming to the neighborhood as it changes.

Rock Energy representatives assured that they would do everything possible to be good neighbors. They maintain that the location is the best for their load center and existing power lines, and there were no other locations being considered.

Don Jones made a motion to approve the Conditional Use Permit to Rock Energy Cooperative, with conditions to be set and approved at the September 19, 2007 Planning meeting. Dan Oldenburg seconded the motion. Roll call Vote as follows; Don Jones, yes; Mike Schaefer, yes; Dan Oldenburg, yes; Shelly Hahn, no; Roger Anclam, yes. The motion carried.

9) NEW BUSINESS:

a) TURTLE ROCK SUBDIVISION FINAL PLAT – ROZRAN: Bill Henderson stated that he was satisfied that Mr. Rozran had done everything required for final approval. Frank McKearn of Batterman was also satisfied that all requirements had been met.

Mike Schaefer made a motion to recommend the Town Board approve the final plat submitted by Rozran. Don Jones seconded the motion. Roll call vote as follows; Don Jones, yes; Mike Schaefer, yes; Dan Oldenburg, yes; Shelly Hahn, yes; Roger Anclam, yes. The motion carried.

b) TERRAPIN ACRES SUBDIVISION PRELIMINARY PLAT – STRAUB: Ron Combs of Combs and Associates presented a preliminary plat map. A formal application will be submitted in order to move forward.

c) CERTIFIED SURVEY FOR TOWN OF TURTLE: Don Jones is concerned that the Certified Survey Map for the Community Center property has not been available to view. Bill Henderson said he would check his files.

Don Jones also had concerns about Planning Commission following up on deadlines issued by the Commission.

10) ADJOURNMENT: Dan Oldenburg made a motion to adjourn at 9:30, seconded by Shelly Hahn. The motion carried by all ayes.

Respectfully submitted,

Jennifer Julseth  
Deputy Clerk/Treasurer