

MINUTES OF PLANNING COMMISSION MEETING
August 20, 2008

1. Call To Order/Pledge of Allegiance-Chairman Roger Anclam called the meeting to order at 7:00 p.m. The pledge was said.
2. Roll Call-Those present-Bill Walter, Shelly Hahn, Vice Chair Don Jones, Mike Schaefer, Chairman Roger Anclam, and Attorney Henderson. Those absent-Jim Fleck and Dan Oldenburg. A quorum was present.
3. Approval of Agenda-Mike Schaefer moved to approve the agenda as presented. Seconded by Bill Walter. Motion carried with a voice vote.
4. Citizens Questions/Comments-None
5. Zoning Administrator Report-Mike Birkholz reported there were 5 permits issued this past month, 3 building permits and 2 electrical permits.
6. Commission Comments-Don Jones acknowledged Barb Carlson (past Board member). Roger Anclam expressed thanks to the Board and the clerk for packets and attendance.
7. Approval of July 16, 2008 Minutes-Don Jones moved to approve the minutes as presented. Seconded by Roger Anclam. Motion carried with a voice vote.
8. Unfinished Business
 - a) Smart Growth/Carrie Houston-September 17-Carrie Houston will be present to work on Smart Growth. Attorney Henderson reported the Town Board concurred with the corrections on the zoning map and they have been submitted to Rock County Planning for the corrections to be made.
 - b) Barbara Lane/ Mr. LaGrant-Roger Anclam reviewed the events that have taken place since Mr. LaGrant came to the Commission in November asking the Town to vacate the proposed Barbara Lane. Mr. LaGrant is proposing giving a 50' easement to the Town to have Barbara Lane moved to his lot 2. Discussion was suspended to hold the public hearing.

Public Hearing-Regal Beloit Conditional Use Permit-Attorney Henderson called the public hearing to order petitioned for by Regal Beloit to allow the construction of a cold storage building to store inventory on a parcel of land in the Rural Residential zoning district. Gene Mund, representative for Regal Beloit explained the intent. Don Jones noted this conditional use permit is to let Regal Beloit move forward with the construction of the building until the parcel can be rezoned to M-1 next month by the Town Board. Don Jones asked for documentation that the home would be removed when Mrs. Durst no longer lives there. Gene Mund stated in 1984 Walter and Edna Durst signed the deed over to Durst with the stipulation they could live there until they passed away. No one spoke in opposition. The public hearing was closed.

Barbara Lane discussion resumed-Roger Anclam stated the Town Board would make the decision regarding making a trade for the properties in question. Mike Schaefer asked what the cost would be. Mr. LaGrant had an estimate of \$1700 for the survey, and then there would be additional filing fees. Shelly Hahn asked for a couple of estimates. Mike Birkholz had estimates to do road improvement of \$4500 and \$3900. Don Jones moved to table any action regarding Barbara Lane until October, allowing Attorney Henderson to do research regarding the process and Mike Birkholz to obtain amended estimates for the area Mr. LaGrant proposes the change to be. Seconded by Shelly Hahn. Motion carried with a voice vote.

9. New Business
 - a) Regal Beloit CUP-Don Jones moved to approve the conditional use permit as petitioned with the stipulation rezoning will be pursued and the documentation is provided the house shall be removed when not needed. Seconded by Mike Schaefer. Motion carried with the roll call vote as follows: Bill Walter-yes, Shelly Hahn-yes, Vice Chair Don Jones-yes, Mike Schaefer-yes and Chair Roger Anclam-yes.

- b) Regal Beloit Rezone Request-Regal Beloit has petitioned to rezone approximately 6 acres from residential to M-1. Shelly Hahn moved to give a favorable recommendation to the Town Board for rezoning with the stipulation the home will be removed once Mrs. Durst does not live there at such time the conditional use will be removed. Seconded by Bill Walter. Motion carried with roll call vote as follows: Bill Walter-yes, Shelly Hahn-yes, Vice Chair Don Jones-yes, Mike Shaefer-yes, and Chair Roger Anclam-yes.
 - c) American Transmission/Substation Addition-Jerrold Rohland, Mi-Tech representative asked what permits were required to build a new control house at an existing sub station on Colley Road by the Gun Club. There may be a conditional use permit that would require amending, building permit and fence permit. This is not slated for construction until April 2009. Attorney Henderson will look at existing conditional use permit-put on September agenda.
 - d) Coleman Subdivision-Attorney Henderson reviewed Dave Coleman was given an extension to September 19, 2008 to complete his sub division by the Town; the County gave him until 2010. Combs & Associates has not been able to contact Mr. Coleman. Don Jones stated this subdivision has been in the making for 4 years now. Mr. Henderson to look into.
 - e) Carlson Land Division Request-Barb Carlson spoke regarding combining 9527and 9521 Molar Lane. This is a transfer of land between adjoining owners, no application was necessary and a refund of the fee will be given.
10. Adjournment-Don Jones moved to adjourn. Seconded by Shelly Hahn. The meeting was adjourned.

Respectfully Submitted,

Deborah Bennett, Clerk/Treasurer
Town of Turtle