

TOWN OF TURTLE
PLANNING COMMISSION MEETING MINUTES
OCTOBER 17, 2007 7:00 P.M.

- 1) **CALL TO ORDER:** The meeting was called to order at 7:05 p.m. by Commission Chair, Roger Anclam.
- 2) **ROLL CALL/QUORUM CALL:** The Commission members present included; Vice Chair, Don Jones, Mike Schaefer, Bill Walter, Dan Oldenburg, Michelle Hahn, Bill Kutz, and Chair, Roger Anclam. Also present were Town Attorney, Bill Henderson and Zoning Administrator, Mike Birkholz.
The Pledge of Allegiance was said.
- 3) **APPROVAL OF AGENDA:** A recommendation was made to move item 9 c) to item 9 a). and remove item 9 d). Bill Kutz made a motion to approve the agenda with corrections. Shelly Hahn seconded the motion. The motion carried by all ayes.
- 4) **CITIZEN QUESTIONS/COMMENTS:** None
- 5) **ZONING ADMINISTRATOR REPORT:** Mike Birkholz reported that he had issued 3 building permits, 2 electrical permits and no complaints had been received.
- 6) **COMMISSION COMMENTS:**
 - a) Boundary Line Committee Meeting – Immediately following Planning Commission Meeting November 21, 2007: The Commission decided to hold the Boundary Line Committee Meeting at another time due to the holiday. The date will be determined.
- 7) **APPROVAL OF MINUTES:**
 - a) September 19, 2007: Dan Oldenburg made a motion to approve the minutes as presented. Mike Schaefer seconded the motion. The motion carried by all ayes.
- 8) **UNFINISHED BUSINESS:**
 - a) Terrapin Acres – Subdivision Tom Straub: Bill Henderson presented developer's agreement, restrictive covenants with a homeowner's association. Ron Combs answered questions about road placement and drainage from the north to Shopiere Road. Bill Henderson stated that he was satisfied with all aspects of the Preliminary Plat map.
Don Jones made a motion to recommend approval of the Preliminary Plat map to the Town Board, subject to approval of erosion control, drainage and road plans. from the Town Engineer. The motion was seconded by Roger Anclam. Roll call vote as follows; Don Jones, yes; Mike Schaefer, yes; Bill Walter, yes; Dan Oldenburg, yes; Shelly Hahn, yes; Bill Kutz, yes; and Roger Anclam, yes. The motion carried.
 - b) Rock Energy Conditional Use Permit Follow-up: Don Jones questioned the specifics of the guard rail. It was agreed that item #6 covered specifics when a site map is approved.
 - c) Plat Books for Commission: The Commission now has access to the Town of Turtle Plat map through the Rock County Web site. Detailed directions were given and training is available.

9) NEW BUSINESS:

- a) **Land Combination- Karen Thorsen:** Don Jones read the application for land combination. Al Huffman, 2442 Murphy Woods Road, Contractor, represented Thorsen. Mr. Huffman provided a map and explained the plans of building a 3 car attached garage. The empty lot adjacent to the existing home has been purchased by Thorsen and the new addition of the garage will be on that lot. The Land Combination will combine the newly purchased lot with the currently owned property. The Commission made certain that this garage is for residential use only.

Dan Oldenburg made a motion to recommend approval of the Land Combination to the Town Board, requiring a certified survey map to be recorded with the County. Shelly Hahn seconded the motion. Roll call vote as follows; Don Jones, yes; Mike Schaefer, yes; Bill Walter, yes; Dan Oldenburg, yes; Shelly Hahn, yes; Bill Kutz, yes; and Roger Anclam, yes. The motion carried.

- b) **Land Division, Land Combination – Dan & Pam DeLong:** Bill Henderson explained that the whole objective is a land division, and land combination, and then another land combination by Carter and Vicky Shores to ultimately end up with one parcel. Mr. Henderson suggested that a certified survey map be done and recorded with the County before building starts.

Don Jones acknowledged that the 4.5 acre division is questionable, but allowable due to the uniqueness and he asked that the Town and the Commission use common sense when considering this.

Dan DeLong explained that he added lot #4 to the transaction to have enough acreage for a conforming A1 parcel.

Don Jones stated that the intent is for the end result to be 1 parcel with 1 house with 1 driveway and no further divisions.

Bill Walter made a motion to recommend approval of the Land Division to the Town Board contingent on obtaining a certified survey map of the combination of lots 1,2,3 and 4. Mike Schaefer seconded the motion. Roll call vote as follows; Don Jones, yes; Mike Schaefer, yes; Bill Walter, yes; Dan Oldenburg, yes; Shelly Hahn, yes; Bill Kutz, yes; and Roger Anclam, yes. The motion carried.

Dan Oldenburg made a motion to recommend approval of the Land Combination of lots 2,3, and 4 to the Town Board contingent on the combination of Lot 1.

Mike Schaefer seconded the motion. Roll call vote as follows; Don Jones, yes; Mike Schaefer, yes; Bill Walter, yes; Dan Oldenburg, yes; Shelly Hahn, yes; Bill Kutz, yes; and Roger Anclam, yes. The motion carried.

- c) **Land Combination – Carter & Vicky Shores:** Mike Schaefer made a motion to recommend to approval of the Land Combination of 1,2,3 & 4, contingent on a certified survey map recorded with the County. Bill Walter seconded the motion. Roll call vote as follows; Don Jones, yes; Mike Schaefer, yes; Bill Walter, yes; Dan Oldenburg, yes; Shelly Hahn, yes; Bill Kutz, yes; and Roger Anclam, yes. The motion carried.

10) Adjournment: Shelly Hahn made a motion to adjourn at 8:20 p.m. Roger Ancalm seconded the motion. The motion carried by all ayes.

Respectfully submitted by;

Jennifer Jusleth
Deputy Clerk/Treasurer

