

**PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
NOVEMBER 4, 2013 at 5:30 PM
APPROVED/OFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 5:30 PM by Chairman Hincz. Present: Commissioners Schmidt, Ranke, Luick, Alvey, Derse, Hardy, and Atty. Dubis.
2. Chairman Hincz led the Pledge of Allegiance.
3. Commissioner Hardy motioned to approve the August 5, 2013 meeting minutes as presented, seconded by Commissioner Luick. Vote taken: All in favor. Motion carried.
4. Town level variance- Bock, 5202 Buena Park Rd.- Mr. Bock indicated that this was part of a larger farm from years ago and has always had some sort of farm animal for at least 90 years. The property has been rented out the last 6-8 years and now is looking to sell. The potential buyer is a veterinarian who is only interested if her children would be able to raise 4H animals. Therefore, Mr. Bock was requesting a variance to allow the following animals on less than 3 acres in size: beef/dairy; rabbits/chickens/ducks; sheep/goat; swine; dogs/cats; pocket pets and horse/pony. Mr. Bock indicated that he got this list by going to the 4H website. Concerns were raised by commissioners on how to limit the animals if approved. The concern was if there was no limit that future owners could have a large amount of animals on only 2.06 acres. Commissioner Schmidt indicated that he would like to see a deed restriction to limit the number of animals. Chairman Hincz indicated that he would have liked to speak to the potential owners to see what their intentions were. Commissioner Hardy motioned to postpone until December planning when the commission could speak with the potential buyer, seconded by Commissioner Derse. Vote taken: 5 in favor; 1 opposed (Luick). Motion carried.
5. Conditional Use Permit- Larry, 7433 N. Tichigan Rd.- a request to allow final yard grading to remain as a minor encroachment into a flood fringe area of Tichigan Lake- Chairman Hincz gave a brief background on this issue and referenced the time line as provided by Julie Anderson, Racine County (February 19, 2013 and June 28, 2013, which states that neither County nor the DNR have found any violations. Hincz further noted that Lee Greivell, Building Inspector, also indicated no drainage violations. Complaints stem back 4 years to county from an adjacent neighbor. Commissioner Derse motioned that there are no issues with the drainage as presented, seconded by Commissioner Schmidt. Vote taken: 7 in favor. Motion carried. Mr. Larry will not be required to attend the November 11, 2013 Town Board meeting.
6. Correspondence – None
7. Shoreland Contract- Commissioner Derse reported 2 shorelands with no problems.
8. Announcements/Discussion- Chairman Hincz noted that he had received an application summary from the Waukesha Water Utilities indicating that there was a need to divert water from the Fox River to the Root River. It is unclear at this moment what any impact might be. The summary is at the Clerk and Treasurer's office for review.

Commissioner Derse motioned to adjourn the meeting at 5:51 PM, seconded by Commissioner Ranke. All in favor. Motion carried.

Respectfully submitted,

Tina Mayer, Town Clerk