

MINUTES OF THE TOWN OF OMRO PLANNING COMMISSION

Omro Town Hall, 4205 Rivermoor Road, Omro, WI

April 6, 2017

6:30 P.M.

Notice of this meeting was posted on the Town of Omro Web Page and the posting board at the Omro Town Hall. It was mailed to the Omro Herald and the Oshkosh Northwestern.

Present: Commissioners Chris Musha, Rich Kern, Brian Noe, Wayne Schmick, Joy Schwarz, Barbara Meyers, and Tom Tuschl.

Chairman Tom Tuschl called the meeting to order at 6:30 P.M.

Approve Minutes

MOTION: Barbara Meyers moved to approve the minutes of March 9th, 2017. Rich Kern seconded the motion. Motion carried.

Announcements and Reports

- Wayne Schmick's last night serving on the Planning Commission. Thank you for many years of service!
- Chris Musha joined the Planning Commission for his first night of service.
- Corey Gay variance was discussed at the March 13th Board meeting at which they recommended that Winnebago County postpone further action for a month.
- Board of Review session on May 31st from 6:00-8:00 P.M.
- Dan Clark' s CUP is on hold until issues are resolved.
- A training workshop for Planning Commissioners will be held at Algoma Town Hall on May 22nd.
- Chris Musha reported for the Park and Recreation Committee. He gave the following dates: April 19th -Winnebago Bicycling and Pedestrian Plan meeting, April 21st -walk-through of Priske Park at 10:00 A.M., April 8th -rock picking of the same. General upkeep and improvement of Schnyder-Wendt Park was discussed.

Variance

Corey Gay, 5812 Springbrook Rd, Parcel Number 016-0950. Mr Gay was not present so the discussion was delayed until later in the meeting.

Certified Survey Maps

Steve Harnitz, 4830 Rivermoor Rd and west and south of that address, Parcel Numbers 016-0122, 016-0123, 016-0124, 016-0119, 016-0119-01, 016-0119-02, and 016-0103-02-03.

The CSM reduces the number of buildable lots from seven to two and improves road frontage of the lots even though it is less than the Town and County's required 33ft. Mr. Harnitz clarified some of the details on the map. The combining of properties eliminated landlocked lots and the zoning of the lots can be left unchanged.

MOTION: Barbara Meyers moved to recommend that the Town Board approve the CSM for Mr. Harnitz with no payments in lieu of parkland dedication. Brian Noe added that the motion to approve should specify that the access of lot 2 is surrounded by parcels under different ownership and would therefore be grandfathered as an existing condition without prospect of being improved so as not to set a precedent. Seconded by Rich Kern.
Motion carried.

Tim Zilges, west of 5020 Leonard Pt. Road, Parcel Number 016-0330-03. The commissioners reviewed the lots and their acreage, access points, and the drainage plan.

MOTION: Barbara Meyers moved to recommend that the Town Board approve the CSM with a requirement of two payments in lieu of parkland dedication providing that developer provides an updated CSM showing drainage easements between lots 1 & 2 and between lots 2 & 3 as is shown between the new lot 3 and the old lot 3. The Board should also specifically waive the requirement for the number of access points within a mile and the spacing of those access points. In addition the board should reaffirm their waiver of the requirement that lots be between a half acre and an acre in size as they did for the approval in September of 2010.
Rich Kern seconded the motion. Motion carried.

Variance:

Corey Gay, 5812 Springbrook Rd. Parcel Number 016-0950. Owner is seeking relief from shore yard setback requirement.

Chairman Tuschl stated that there is room to move the Gazebo back to the required 75 ft. Three criteria must be met before a variance is granted: Hardship—the characteristics of the property would prevent reasonable use of the property without a variance; Uniqueness of property—there is no placement possible that provides compliance; Public interest—applying the variance will not be a detriment to the public good. The first two criteria have not been proven to apply in this case. A reduced setback might be appropriate if the County wanted to do that.

MOTION: Rich Kern moved that the variance be denied to Mr. Gay to waive the shore yard setback. Barbara Meyers seconded the motion. Motion carried.

COR Plan

Rich Kern suggested changes to the plan in chapters 1 and 2 which included a new title and some wording changes. These will be noted, accumulated for full discussion and adoption after the last chapter is presented.

Comprehensive Plan

The commissioners believe that lots in Rural Residential zoning do not need shadow lines enforced. Brian and Rich pointed out that they are not necessary for our town's current long-range planning.

MOTION: Chris Musha moved to recommend that the Town Board pass a motion to not enforce any requirements of shadow lines within the Town of Omro Comprehensive Plan. Seconded by Rich Kern. Motion carried.

Adjournment

MOTION: Rich Kern moved to adjourn. Wayne Schmick seconded the motion.

Motion carried.

This meeting adjourned at 8:40 P.M.

Minutes by

Cheryl Gardner/Recording Secretary