

MINUTES OF THE TOWN OF OMRO PLANNING COMMISSION

Omro Town Hall, 4205 Rivermoor Road, Omro, WI

February 2, 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 Glenn Anklam, Rich Kern, Brian Noe, Wayne Schmick, Joy Schwarz, Barbara Meyers, Tom Tuschl and Town's Attorney, Karen Marone.

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

Approve Minutes

MOTION: Barbara Meyers moved to approve the minutes of January 5, 2017. Glenn Anklam seconded the motion. Motion carried.

Announcements and Reports

- Spring primaries will be February 21st and the election will be April 4th.
- A copy of the Winnebago County Bicycle and Pedestrian Plan was distributed to the commissioners.
- Town of Omro Parks and Recreation Dept. will hold their next meeting March 8 at 3:15 P.M.

Discussion of Conditional Use Permit

Applicant Dan Clark is seeking to build storage facilities in an A-2 district. Parcel Number 016-0544-03, east of 3483 Heise Road on County E.

A map of the proposed storage facilities was displayed and a discussion ensued between Mr. Clark, some neighbors, and the commission. Several concerns were discussed which include: appropriateness for the zoning, lighting, upkeep, facility hours of operation, and the number and size of the buildings.

Two motions were made, seconded and carried to continue the discussion.

MOTION: Barbara Meyers moved to grant a Conditional Use permit to Dan Clark with the following conditions:

- 1—A single access from highway E will be allowed.
- 2—No more than 4 storage buildings.
- 3—A Site Plan according to the Town of Omro Site Plan Ordinance will need to be approved.
- 4—All applicable Town, County and State regulations must be followed.
- 5—Property to be kept clean, mowed and maintained free of debris.
- 6—No outside storage.

7—Landscaping per Town of Omro Site Plan and County zoning ordinance.

8—This permit to be reviewed upon receipt of reasonable complaint.

Seconded by Wayne Schmick. Motion carried.

Pre-Development Consultation

Excel Properties, LLC; east end of Valley Heights Road, parcel 016-0327-02

Approximately 20 neighbors were present for the discussion of this property and its future use as a Planned Development District (PDD). Randy Schmeidel, Excel Properties and Jim Smith, Martensen & Eisele were present to explain the concept. Cary Rowe, head of County Zoning, Kevin Mraz, head of the Town of Algoma Sanitary District #1 and Karen Marone, the Town's attorney were present to assist in the discussion.

Mr. Smith explained the concept of the PDD as follows: an association would own the land in common but residents would own their homes. The density of this development would be in accordance with the Future Land Use Plan map of the Town of Omro Comprehensive Plan. The association would be responsible for land maintenance, their private road, and internal ponds. A private fitness trail is part of this plan. The developer assured the commission that runoff control would meet DNR Phase II requirements.

The neighbors adjacent to this proposed development voiced their concern that they purchased their homes expecting a lower density neighborhood, and that this was also the desire of Vern Kienast, recorded in covenants of the same. An attorney representing the neighbors with this stand promised a lawsuit to enforce these covenants. A further concern was stated that Valley Heights Road would suffer during the initial construction phase of the PDD and afterwards with the additional traffic that would naturally ensue. After much discussion and a review of the proposed Site Plan, the only action forthcoming would be a re-zoning from R-1 to the PDD.

Comprehensive Plan

MOTION: Glenn Anklam moved to table this discussion to next meeting. Seconded by Barbara Meyers. Motion carried.

Comprehensive Outdoor Recreation Plan

MOTION: Glenn Anklam moved to table this discussion to next meeting. Seconded by Rich Kern. Motion carried.

Adjournment

MOTION: Glenn Anklam moved to adjourn. Rich Kern seconded the motion. Motion carried.

This meeting adjourned at 9:21 P.M.

Minutes by
Cheryl Gardner/Recording Secretary