

MINUTES OF THE TOWN OF OMRO PLANNING COMMISSION

Omro Town Hall, 4205 Rivermoor Road, Omro, WI

February 6, 2020

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 Rich Kern, Brian Noe, Chris Musha, Joy Schwarz, Larry Remer, Barbara Meyers, and Phil Ertmer.

Chairman Rich Kern called the meeting to order at 6:30 P.M.

Approve Minutes

MOTION: Barbara Meyers moved to approve the minutes of January 9, 2020. Joy Schwarz seconded the motion. Motion carried.

Announcements and Reports

- Chris Musha received a complaint from a neighbor who encountered hunters trapping fox at Schneider/Wendt Park. Chris indicated he would look into it further.
- The Town of Omro Town Board denied the zoning change request on the Badger A-Z Storage Facility project at their last meeting.
- At the Winnebago County Planning and Zoning Department meeting, the matter was postponed until the February meeting to give the Town time to respond and to gather appropriate documentation.

Zoning Change: JonMar Investments, (John and Mary Kieckhafer), is requesting a zoning change to Parcels #016- 0362, 016-361, 016-0365, 016-0363 and 016-0363-02 at the northeast corner of the intersection of Sand Pit Road and State Road 21, from B-2, B-3, R-1 and A-2 to A-2 and B-2. Discussion followed as to the reasoning behind the rezoning. Mr. Kieckhafer indicated he wished to add a storage building to the new parcel with the existing buildings. It was suggested by Brian that B-2 may not be the best zoning district for that purpose.

MOTION: Chris Musha moved to recommend that the Town Board approve the zoning change request of Jon Mar Investments from B-2, B-3, R-1 and A-2 to A-2 and B-2 subject to the Town Board's determination of the best zoning to accomplish the purported purpose. Barbara Meyers seconded the motion. Motion carried.

CSM: JonMar Investments is proposing to combine Parcel 0160363 containing the buildings with a portion of Parcel 016036301 to the East into a new parcel. The new parcel would remain B-2 per the proposed CSM. Discussion included the reasoning behind the shape of the proposed Lot 1, and how lots 2 and 3 would be developed at some future point in time. The odd lot size was attributed to Mr. Kieckhafer's desire to keep the property taxes on the proposed Lot 1 to a minimum by not including the designated wetland portion. It was pointed out that taxes are based upon use, so it wouldn't change for the wetland regardless of which parcel it was attributed to. Brian indicated he would verify that with the tax assessor.

Mr. Kieckhafer indicated a desire to eventually dedicate the wooded area along the east side of the parcels as a conservancy and to protect the wetland area on the northwest side. A discussion of parkland dedication requirements followed, and it was concluded that since the CSM was actually reducing the number of parcels from 5 to 4, no parkland dedication was warranted.

MOTION: Barbara Meyers moved to recommend that the Town Board approve the CSM with no payment due for parkland dedication since no buildable lot is being created. Phil Ertmer seconded the motion. Motion carried.

Preliminary Subdivision Development: Mr. Mitch Nordahl, Owner/Operator: Wildflower Landscapers, LLC, is seeking to develop parcels 016-0331 and 0160317 as originally proposed in the Ormand Beach Heights first addition of 2009.

Mr. Nordahl presented a short summary of the subdivision project which includes some finished details: sewer and water and a finished roadbed. The Storm water plan is incomplete as downstream work is unfinished. Brian Noe requested that a Preliminary Development Agreement be submitted as the next step to move the project forward. This was an informational hearing tonight.

ATV/UTV: Review and discussion of proposed report to the Board regarding allowing ATV/UTVs access to Town roads.

Rich Kern presented research conducted by the review committee with input and assistance from community members on the use of ATV/UTVs in the state of Wisconsin. The findings included the favorable as well as the unfavorable statistics which have been compiled for the year 2019. A major point of discussion was the enforcement aspect of creating a new Town Ordinance. Brian Noe reminded everyone that the Town of Omro is unable to enforce new ordinances, not having its own police force, and the County Sheriff's Department can only enforce County and State laws.

Rich Kern halted further discussion due to the procedure rule limiting discussion to 30 minutes, and asked the Commissioners for a Motion to continue another 30 minutes.

MOTION: Barbara Meyers moved to extend the discussion for another 30 minutes. Phil Ertmer seconded the motion. Motion carried.

Approved minutes of the Town of Omro Planning Commission.

Discussion continued with input from members of the community in the audience supporting a Town ordinance.

MOTION: Phil Ertmer moved to recommend that the Town Board create an ATV Ordinance for a one-year trial basis in the Town of Omro. Larry Remer seconded the motion. Motion carried.

Parks & Recreation Subcommittee: No activity to report. Next meeting scheduled for February 26.

Bi-annual review of Town of Omro Comprehensive Plan: No activity to report. Tabled until next planning commission meeting.

Adjournment

MOTION: Chris Musha moved to adjourn. Barbara Meyers seconded the motion. Motion carried. This meeting adjourned at 8:00 P.M.

Minutes by

Cheryl Gardner/Recording Secretary