

# MINUTES OF THE TOWN OF OMRO PLANNING COMMISSION

Omro Town Hall, 4205 Rivermoor Road, Omro, WI

September 7, 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 Rich Kern, Brian Noe, Joy Schwarz, Barbara Meyers, Tom Tuschl, Larry Remer.

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

## Approve Minutes

MOTION: Barbara Meyers moved to approve the minutes of August 3, 2017. Joy Schwarz seconded the motion. Motion carried.

## Announcements and Reports

- Business Complaint at County E and Sand Pit Rd.
- Gunz retirement
- September 18<sup>th</sup> Budget Workshop
- 2018 Calendar will show that the P and R meetings will move to the last Wednesday of month at 4:45 P.M.
- PC meeting change to October 11, 2018.
- At their September meeting, P and R commissioners reviewed their budget, discussed poison ivy control, water testing, trails, and limiting the expense of the sledding hill to \$500.

## CSM: LBF Investments LLC, 3006 County Road F, parcel number 016-0687

MOTION: Barbara Meyers moved to accept the CSM on condition of receiving \$400 in lieu of parkland dedication and re-zoning to all A-2. Rich Kern seconded the motion. Motion carried.

## CSM: Dave Stubbs for David Schultz, 5256 Leonard Pt. Rd., parcel number 016-0348

One new buildable lot is created if this CSM is approved. Zoning remains R-1 on both lots.

MOTION: Barbara Meyers moved to approve the CSM which includes dedication of trail easement along Leonard Pt. Rd. and the acceptance of the current driveway. Larry Remer seconded the motion. Motion carried.

## Preliminary Plat of Sandhill Farms subdivision West of Marquart Lane and South of Leonard Point Road.

Present at the review of the Preliminary Plat were Jim Sehloff, engineer for Davel Engineering, and Robert Albright and Steve Schmidt, owners of Sandhill Farms. Commissioners received a letter from Strand Associates which reviewed the Plat. Items not addressed in this letter are: a drainage plan, erosion control, and street specifications. Jerry and Kathy Hitchcock were present to address the 50 ft setback requirements along their property touching Hayfield Drive. The commission discussed the non-conformity of their lot and suggested that the Town may amend the Land Division Ordinance to make the setback along that lot line at 30 feet. Many items missing on the Preliminary Plat were addressed during the continuing discussion including: addition of names and addresses of the owner and land divider, parcel numbers, pavement types of adjacent roadways, and other culvert and road details.

MOTION: Tom Tuschl moved to continue the discussion another 30 minutes. Brian Noe seconded the motion. Motion carried.

Strand will need to review a wetlands delineation and a Stormwater Plan that Selhoff is working on. There is a possibility that the current ponds will need dredging to maintain their intended capacity.

In lieu of parkland dedication, the Commission asked for an extra four feet of pavement along Hayfield Drive and Fenceline Lane to be constructed at Albright's expense to be used as a bike and pedestrian path. Owners and surveyor (Mr. Selhoff) agreed and are awaiting approval and feasibility from Strand.

MOTION: Brian Noe moved to waive the lot line requirement of 150 ft between lots 43 and 44. This will result in the line being 149 ft. Barbara Meyers seconded the motion. Motion carried.

MOTION: Tom Tuschl moved to continue the discussion another 30 minutes. Brian Noe seconded the motion. Motion carried.

Tom reminded the developer and owners that driveway access should be shown as restricted to the more minor street on corner lots (to be shown on the Final Plat). In addition, stop signs and speed limits should be noted on the Final Plat. Two of the roads should be shown as collector roads, according to Tom, which will affect their pavement width.

MOTION: Barbara Meyers moved that the Town Board change the driveway ordinance to make Hayfield Drive and Fenceline Lane Tier III classifications. Larry Remer seconded the motion. Motion carried. Tom stated that the public may need a 10 day notice before that ordinance is reviewed and changed.

#### Review of COR Plan

Tabled until October meeting.

#### Regulating Hunting in Town of Omro Parks

Tabled until October meeting.

#### Adjournment

MOTION: Barbara Meyers moved to adjourn. Rich Kerns seconded the motion. Motion carried.

This meeting adjourned at 8:35 P.M.

Minutes by  
Cheryl Gardner/Recording Secretary