

Town of Townsend
Comprehensive Planning Commission Meeting
Tuesday, December 1, 2020

The Comprehensive Planning Commission for the Town of Townsend was called to order at 5:00pm on Tuesday, December 1, 2020 by Chairman Tim McGuire

Commission members present: Dan DeMoulin, Joanne Jones, Linda Adamczyk, Dave Exferd, Linda Ziegler, Tim McGuire, Ken Schwebke. Representatives Harry Smith and Ryan Beaber. 2 citizens.

Confirm proper posting of meeting notices: the notice was posted at the Townsend Town Hall, Laona State Bank, Townsend location, Townsend Post office and www.townsendwisconsin.org, on Tuesday, November 24, 2020 and emailed to board members and additional copies were available at the meeting.

A motion to approve the minutes of the October 6, 2020 meeting, with the addition of the decision on the rezone for Rusch, was made by Jones, 2nd by DeMoulin – M/A

Land Division Parcel #042-390300212A – Owner McGuire. Chairperson McGuire excused himself from this decision and turned the meeting over to Vice-Chair, DeMoulin. Smith explained that this property had been resurveyed in 2017 and divided 4 acres from a larger parcel. The property is zoned RR and each lot will be 2 acres. The division is being made for insurance purposes. The land division proposal meets the local ordinance standards, the proposal agrees with the town vision statement as found in the Town Comprehensive Plan and the proposal agrees with the town goals, objectives and development strategies as found in the Town Comprehensive Plan. Jones made the motion to accept the land division, 2nd by Exferd – M/A with McGuire abstaining

McGuire will be out of town during the Board Meeting on December 8, 2020 and DeMoulin will be attending in his place. McGuire took over again as the Chairperson.

Conditional Use Permit Application Parcel #042-232311223T – Owner Rusch. Ryan Beaber stated that since Rusch's request to rezone this parcel to RR was denied, he has decided to put up storage units on this property. Building one is on the original plan with 2 additional buildings for phase 2. These buildings will be single story with 10ft sidewall height and will be approximately 20 units' total. There will be wall packed lighting which will be down lite, lighting the parking area only. One light on each side of the parking lot, none on the back side of the lot. One on Hill Ave and one on Elm St. There is space for a retention pond needed for commercial properties. This pond would be constructed more as a rain garden, which would dissipate in a few days. No living quarters are planned. There are no current non-conforming structure and/or uses on the property. The owner is not aware of previous variance or conditional use applications. The proposal agrees with the town vision statement as found in the Townsend Comprehensive plan. The proposal agrees with the town goals, objective and development strategies as found in the Town Comprehensive Plan. Motion made to approve the conditional use permit by Schwebke, 2nd by Exferd – M/A

Public Comment: - Colleen Cumber asked about the Comp Plan update. There will be public meetings to approve next year.

Other Business:

Update information from Oconto County. The committee went through the final draft and found and found several grammatical errors that will be addressed with the county:

On the maps. Explosion Lake is positioned as the upper Reservoir Pond, and that body of water is not labeled. The Upper Townsend Flowage is labeled as Upper Wheeler Pond. Check with Jamie

Page 1-1: 2nd paragraph “The GPD and is the desired goal...” doesn’t make sense

Page 1-2: Chapter 2: ...”and data as wells...: Volume 11: “...served as a basis for developing...”

Page 1-4: 4th bullet point “...recommended land use strategies were drafted to...” needs to be reworded.

Page 2-9: 3rd paragraph, add Bellin Health, Lakewood to the non-emergency medical facilities

Page 2-11: last paragraph” ...approximately 2652 in 2010 to 3264 in 2040.” However, you show 4469 by the year 2025, so one of these years is wrong

Map 2-19 is duplicated (2.2 and 2.3)

Page 4-7: Under B “...from environmental by corridors...”

Question...when do we get into the ordinances? Should these be reviewed and updated? Should ordinances be part of the whole Comprehensive Plan?

Next meeting will be Tuesday, January 5, 2021 at 5pm.

DeMoulin made the motion to adjourn at 5:43, 2nd by Adamczyk – M/A

*Minutes approved January 5, 2021
Linda Ziegler, Secretary*