

Town of Townsend
Comprehensive Planning Commission Meeting
Tuesday, October 6, 2020

The Comprehensive Planning Commission for the Town of Townsend was called to order at 5:15 pm on Tuesday, October 6, 2020 by Chairman Tim McGuire

Commission members present: Dan DeMoulin, Joanne Jones, Linda Adamczyk, Linda Ziegler, Tim McGuire, Ken Schwebke. Absent: Dave Exferd

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 September 25, 2020 and emailed to board members and additional copies were available at the meeting

Motion made by Jones to approve the August 4, 2020 minutes, 2nd by Schwebke – M/A

Rezone Application Parcel #042-232311223T – Owner Rusch. The property located on Hill Ave is currently zoned General Commercial (GC). Rusch is requesting this property be rezoned to Residential Single Family (R-1). His intention is to build a garage and possible residence in the future. As is, he would not be able to put up a garage. Townsend Ordinance 01-2009 stated that R1 zoning must be one acre. Rusch said he had talked with Pat Virtues from Oconto County as was told that this property was zoned R1 in 2012 and changed to GC when MJ Beans purchased. A motion was made by Adamczyk that Ziegler will check with Virtues at the county that this property had been zoned R1, and then the committee will approve the rezone. 2nd by Jones – M/A. In the event that this is not the case, Rusch would have to go through the variance process. ***Per members emails and Staff Report from Oconto County, the committee decided to deny Mr. Rusch's request for a rezone***

Land Division Parcel #042-333306224D – Owner Martin, Agent Jess Smith, N.E. Surveyors. The owner wants to divide the property, located on E. Burnt Dam Rd, into 4 lots. One on the north side of the road will be over 2 acres, and three on the south side. Smith has been working with Jamie Broehm from Oconto County regarding the wetlands and flood plain areas of the property. The three lots on the south side butt up to George Circle, which has the utilities, so these may be accessed from that location. A soil test has not been conducted. This property is zoned R1. DeMoulin made the motion to approve the land division, 2nd by Adamczyk – M/A

Public Comment – N/A

Other Business: Jamie Broehm from Oconto County has sent the final draft of the 20-Year Comprehensive Plan, along with the instructions for the Notice of open house and public hearing, the draft resolution to approve and a draft ordinance to adopt. The committee agreed to review the draft, making sure the changes that we made are in there, and reconvene in December to approve the final draft and set the open house and public hearing.

The next meeting will be Tuesday, December 1, 2020 at 5pm.

Jones made the motion to adjourn at 5:51pm, 2nd by DeMoulin – M/A

Minutes approved December 1, 2020 Linda Ziegler, Secretary