

## Town of York Plan Commission August Minutes

Due to Suzy Hamilton leaving the Planning Commission, Heidi Hankley was sworn in as the newest member before the meeting was called to order. The August 7, 2007 meeting was called to order at 8:00 p.m. Roll call was taken and commission members present were, Curt Moen, Sean Shilling, Donald Anderson, Kelly Hermanson, and Heidi Hankley. Others present were, Robert Marks, Robert McInnis, Jeff VanMatre, Dan Truttman, Carrie and Tim Czerwonka, Marilyn Jaeger, Dick Jaeger, Steve Hermanson, Dan Reeson. The Secretary's report was given, and a motion to approve the minutes as read was made by Don, 2<sup>nd</sup> by Heidi, motion carried.

Some people were having trouble accessing the minutes and agendas for the planning commission. Sean looked into this and the problem has been taken care of. Carrie asked Sean to email her the link to the planning commission at [cc@agronomy.com](mailto:cc@agronomy.com)

First we heard from Jeff VanMatre who wants to put a mobile home on a 12-acre lot. This would be temporary, for three years. Then he would put a house there. He would also like to put a 16x80 basement under the mobile home that would later serve as the garage for the house. This would be on a shared driveway. The mobile home was denied because

restrictions in existing ordinances. He's going to take this to the town board.

Bob Marks was next. He has 90 acres and would like to use two more if his density units, which he still has available. After some discussion Sean motioned for Bob to take this to the town board, 2<sup>nd</sup> by Heidi, motion carried.

Ken Maly who works for Vierbricher and Assoc. Gave us a presentation on the scope of services they have to offer our township. If we would decide to go with them Sarah Shoemaker would be the one to work with us. Dan Truttman spoke with Sarah and explained to her what the towns needs are. Christopher Squires would also be working on this. Sarah's fee is \$85.00 an hour and Chris is \$70.00 an hour. If we follow all the steps that they have laid out for us the total cost would be \$7,385.00 - \$10,480.00. After some discussion, a motion was made by Sean not to use the services of Vierbricher and Assoc. In favor 3 (Curt, Sean and Donald), nay 2 (Kelly and Heidi), motion carried at this time.

Progress continued on the proposed Tiered Land Division ordinance. We didn't get a chance to work on what the actual tiers would entail, because this being Heidi's first meeting she was getting this information for the first time.

Sean reviewed sections on the proposed TLD that we discussed previously. The planning commission was able to

come to agreement on the majority of the wording changes. It is the intention of all planning commission members to use external legal council for final review. We have also started highlighting section that we agreed to already and other sections that we want a third party like “Vierbricher and Assoc” or another resource to help us with. An example of this would be the definition of immediate family (Definitions: We added L-Immediate Family: Spouse, Children, Parents and Grandparents). Sean also agreed to post all the versions that we work through on the web site so that the public can see the progress.

Sean left placeholders in the document reviewed but not agreed to for the other two potential tiers but the commission found it confusing so he will remove it.

Discussion was also raised around the 5-year rule and the legality of it. All commission members like the logic but some were concerned about legal issues. Sean encouraged all members to leave it in and let the legal system or third party worry about those issues. The planning commission agreed to fix wording on the 5-year rule because another statement conflicts with it.

#7a-We would like to have a third party look at this also. We also talked about what percentage we would start at to make it more attractive for people to follow the plan. Heidi will have Chip help her figure out some scenarios for this. It

might help us reach our goal. They will bring this information to our next meeting.

Lastly we discussed fencing. Some towns write their fencing specifications into their subdivision ordinances. A fence has to be legally maintained 50/50 by the landowners whose land the fence runs through. It should be up to the assoc. to maintain the fence. They also assume responsibility for all the fencing of the previous owner's fence. Steve and Kelly will help Heidi with this.

Motion to adjourn by Kelly, 2<sup>nd</sup> by Don. Meeting adjourned at 10:03 p.m. Our next meeting will be Sept.4, 2007.

Respectfully Submitted,  
Kelly Hermanson