

Town of York Plan Commission November 2007 Minutes

The Town of York Plan Commission met on Tuesday, Nov.6, 2007. The meeting was called to order at 8:00pm. Roll call was taken and those present were Don Anderson, Kelly Hermanson, Curt Moen, Sean Shilling, and Heidi Hankley. Also in attendance were Bob Bergman and Nana Schowalter. The minutes were read and a motion to accept the minutes with corrections was made by Sean and 2nd by Don, all in favor, motion carries.

The entire meeting was devoted to discussion on tiered land division. There are some changes from last month. At the end of the meeting this is what we came up with.

Tier one is the 20-acre density just as it stands today.

Tier two. In getting some specifics on clusters. Lot sizes can be a minimum of 2.5 acres to a maximum of 5 acres. If you own 40- 80 acres you may have 1 cluster, 80-160 acres 2 clusters, 160-240 acres 3 clusters and 240-320 acres a maximum of 4 clusters.

If you have 40- 80 acres you would receive one extra density unit if you preserve 50% of your land, for a total of one extra unit.

If you have 80-120 acres you would receive 1 extra unit if you preserve 50% of the land, and 1 extra if you cluster, for a total of 2 extra units.

If you have 120-160 acres you would receive one extra if you preserve 50% of the land, 1 extra for clustering and you can have a maximum of 2 clusters on this acreage, and one extra for not building on the ridge tops or in the woods, for a total of 3 extra units.

If you have 160-200 acres you would receive one extra if you preserve 50% of the land, one extra for clustering and you can

have a maximum of 3 clusters, one extra for not building on the ridge tops, 1 extra for not building in the woods, for a total of 4 extra units.

If you have 200-240 acres you would receive one extra for preserving 50% of the land, one extra for clustering, and you can have a maximum of 4 clusters on this acreage, one extra for not building on the ridge tops, one extra for not building in the woods and one extra for preserving a large tract of land, for a total of 5 extra units.

If you have 240 acres or more you would receive one extra for preserving 50% of the land, one extra for clustering, and you can have a maximum of 5 clusters on this acreage, one extra for not building on the ridge tops, one extra for not building in the woods and one extra for preserving a large tract of land, and one extra for being in total compliance, for a total of 6 extra units.

If you have more than one cluster on your property two of them should be adjoining.

We would also require a CSM of the boundary line of the preserved land.

If there aren't any big changes to this at our next meeting we will then be asked to be put on the town board agenda. Heidi is working on a summary of this for our next meeting.

Our next meeting will be on Dec. 4

Motion to adjourn by Sean, 2nd by Don, meeting adjourned.

Respectfully Submitted,
Kelly Hermanson

