

Town of York Plan Commission Oct. 2007 Minutes

The Town of York Plan Commission held their meeting on Oct. 2, 2007. The meeting was called to order at 8:08 p.m. Roll call was taken and those present were, Curt Moen, Sean Shilling, Don Anderson, Heidi Hankley and Kelly Hermanson. Also attending was Dan Reeson and Marilyn Jaeger. The secretary's report was read and a motion to approve with the correction was made by Sean, 2nd by Don, motion carried.

Heidi showed us some examples on different land div. Scenarios. We talked about getting some input from developers. We also talked about giving a giving 25% to 30% more lots for incentives. Transfer of Development Rights was also discussed. We would like to get our categories set and then have an informational public meeting before this goes to Vierbricher.

Less than 40 acres must meet 2 out of 3 of the criteria, you must protect 50% of the land, must cluster the houses and 2 of the lots must be contiguous.

If you start with 40 acres you already have 2 density units with 40 acres if you set aside 50% or 20 acres you would get 1 additional density unit, for a total of 3.

If you have 80 acres you start with 4 density units, must protect 50%, 1 extra for clustering and 2 lots must be contiguous. Total of 5 units.

If you have 100 acres you start with 5 density units, protect 50% of the ag land 1 extra unit, cluster the houses you get 1 extra unit, out of the woods or not on the ridge line 1 extra unit. So if you're in total compliance you would get 3 extra units for a total of 8 density units.

If you have 160 acres: start with 8 units, 1 unit for protecting 50%, 1 unit for clustering, 1 unit for not building in the woods or on the ridge line, 1 additional for protecting 80 acres. For a total of 12 units.

Greater than 200 acres: Start with 10 units, 1 extra for protecting 50% of ag land, 1 extra for clustering, 1 extra for not building in the woods, 1 extra if you don't build on the ridge line, 1 extra for total compliance, for an additional 5 units total density units possible 15.

Motion to adjourn by Don, 2nd by Don, motion carries.
Meeting adjourned at 10:15 p.m.

The next meeting will be Nov. 6, 2007.

Respectfully submitted,
Kelly Hermanson