

Joint Town and Village of Egg Harbor
Plan Commission Meeting Minutes
Tuesday June 24, 2008 at 7:00 p.m.
Paul J. Bertschinger Community Center

Approval Pending

Present: from Town of Egg Harbor Paul Peterson, Darrel Lautenbach, Bill Edwards, Dick Sandretti, David Enigl, Pam Krauel, Myles Dannhausen, and Mark Walters of Bay Lakes Regional Planning Commission; from the Village, Nancy Fisher, Kathy Mand-Beck, Sharon Fitzgerald, Emily Pitchford, Joshua Van Lieshout, and Jon Bartz.

Also present: James Enigl, Barbara Tuch

1. Call Meeting to Order and Introductions Village Plan Commission Chair, Nancy Fisher called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Intergovernmental Cooperation Efforts Chair Fisher introduced the Village's progress through the comprehensive planning process to date. Mark Walter spoke for the Town and stated he started working with the Town since 2006 but have not progressed as far as having a printed draft. Jon Bartz addressed the Village Plan with regard to Intergovernmental cooperation, shared facilities and services, and annexation issues. Bartz read from page 55 of the Vision goals, objectives and policy stated within the plan.
4. Discussion of Master Comprehensive Plans Town of Egg Harbor and Village of Egg Harbor for Future Land Use.

Discussion centered on the powers allowed to the Village on plat review within an extraterritorial zone. Enigl asked if the town doesn't have zoning how can that happen. It was explained the Town could adopt an ordinance for zoning the extraterritorial zone. Mark Walter stated it is similar to shoreland zoning with regard to overlaps and suggested the two Commissions would ideally meet quarterly.

Bartz spoke of official mapping which commonly identifies potential streets in relation to the implementation. Bartz spoke of the development of a boundary agreement, one of the items which may be for the Village to not exercise extraterritorial platting. Another would be that the town would not contest annexation within the zone, but that layers would be developed so that a closer layer would be subject to annexation during a first five year period and the next within another incremental period, etc. Bartz stated as annexations occur, the extra boundary would expand, but the zoning mapping and Code would need to be amended.

Mark Walter spoke to that of establishing a line within the boundary agreement for issues that both the Town and Village could agree on for the given zone(s), such as connections to the sanitary sewer system without annexation.

Dannhausen spoke that the Town has higher level of per capita income. In the Town within that boundary there are many properties who serve as service agents to properties in the Village. Most of those land uses require more acreage than a typical residential property. He believes common ground that should exist is that town and village needs to have available services like that you would find elsewhere. Dannhausen suggest the municipalities maintain the ability for services to be delivered from nearby services outside the Village and leave the economic part of it develop in a natural fashion. Dannhausen spoke that there is some consensus that the town doesn't want zoning; that it isn't cost effective to support a zoning administrator. Boundary agreements should preserve that what is in the fundamental interest of the Town should also affect the Village.

Krauel spoke in favor of boundary agreements and spoke that if such an agreement would have been in place over the recent years, the annexations might not have taken place had those properties had access to connection to the sanitary sewer system.

Krauel spoke of a potential conflict because the town doesn't have zoning in relation to the extraterritorial zone and pointed out that the land use plans of the Town are more restrictive in some aspects. The Town requires an approval process for businesses setting up in the Town.

Denial of a plat or CMS on the part of the Village is discouraged if the subdivision plan is similar to that which exists to the existing Village subdivision Codes. There are a number of streets and utilities issues that should not be used by the incorporated municipality for a reason of denial.

Van Lieshout asked about storm water management regulations that may be relevant for reason for denial. Bartz felt the storm water management would be more similar to a utility like that of streets and curb and gutter. He stated those issues could be ironed out in a boundary agreement.

Krauel asked about the processing of plat reviews. Bartz recommended the Village formally notify the Town they are exercising extraterritorial powers. It was agreed that the Village would take the appropriate steps.

Bartz clarified that the Village can exercise plat review authority within the extraterritorial zone area under current law. The basic purpose is that as the Village grows that what is built is consistent with what the Village currently has at the time.

The issue that the Village doesn't have a "maximum" lot size within its plan, it cannot deny a land division with the plan because the Town's is more restrictive. Bartz reiterated that the denial can come simply because the proposed use is not consistent with the incorporated municipality's land use plan.

Walters pointed out that the Village's proposed land use plan is very consistent with the existing "extraterritorial zone area" land use.

Dannhausen showed that the land use plan proposed development is more aggressive than history has proven. Bartz explained that the plan is speculative.

Krauel stated that she would like this to continue and has learned more tonight from this discussion. There was consensus.

5. Open Session (limited to 10 minutes) Bartz and Walters concurred that the discussion has progressed well tonight. Enigl requested more frequent discussion. Sandretti suggested after the Town's plan is more developed. Fisher suggested quarterly.

Lautenbach asked if village would reduce the extraterritorial zone of 1.5 miles and The town and Village would come up with a boundary agreement line. Jon explained that those are two different things.

6. Adjourn Lautenbach moved to adjourn at 8:57, seconded Fisher. Meeting adjourned.

Recorded by,
Patricia C. Gureski, Clerk-Treasurer