

**Plan Commission Meeting Minutes
Tuesday, May 26, 2009 at 6:00 p.m.**

Approval Pending

Members Present: Chris Anderson-Chair, Bill Cammack, Gail Hill, Kathy Mand-Beck, Sharon Fitzgerald, Emily Pitchford, Bill Nelson-arrived at 6:04 p.m., Josh Van Lieshout
Also Present: Richard Koch- DNR, Miles Winkler- DNR, Carl Sutter- McMahon, Kelly Popp

1. Call Meeting to Order

Chair-Anderson called the meeting to order at 6:02 p.m.

Approval of the Agenda

Van Lieshout motioned to adopt the minutes with the change from the March 24, 2009 meeting minutes on the Agenda to April 28, 2009 meeting minutes for approval, Pitchford moved to approve the agenda as presented with the correction, seconded by Mand-Beck. Motion passed unanimously.

2. Approval of Plan Commission Meeting Minutes for April 28, 2009

Fitzgerald recommended corrections to the Minutes for April 28, 2009. Her requested corrections to be made are as follows: a change from garbage to garbage receptacle under item 5 both in the second to last and last sentence in paragraph one; also a change from tress, a misspelling, to trees in item 5, paragraph 2, fifth sentence. Mand-Beck asked for corrections to item number 7, first paragraph, and sentence number three from April 20th to April 30th. Pitchford asked that a correction be made in item number 6, page 2, in the first sentence to capitalize Pumpkin Patch.

Anderson asked for a motion to approve the minutes. Mand-Beck Moved to approve the minutes with corrections made to the April 28, 2009 Plan Commission meeting minutes, Fitzgerald seconded. Motion passed unanimously.

3. Open Session (limited to 10 minutes)

Anderson welcomed Gail Hill and Bill Cammack to the Commission. He also welcomed our guests: Miles Winkler-DNR, Richard Koch-DNR, and Carl Sutter-McMahon.

4. Discussion and action regarding flood plain zoning requirements of Chapter 87.30 Wis. Stats.

Anderson asked Van Lieshout for updates. Van Lieshout stated Richard Koch-DNR, Miles Winkler-DNR and Carl Sutter-McMahon are all very well versed in flood plain zone matters. He also stated with Cammack's experience in insurance, he may be able to help explain requirements on the insurance side of things. Van Lieshout asked committee members to look at the Plan Commission Packet distributed for reference. He requested that Koch, Winkler and Sutter explain matters on the subject. Winkler referred to Koch as extremely experienced in these matters and asked him to speak. Koch stated that to begin with, there were six allotted months to adopt these maps and that has not happened. Koch continued, on the federal side in order to join the national insurance program, the community would have to adopt the resolution for national flood insurance. Anything in a flood area will not be backed by federal money without flood insurance. Without participation in the flood adoption, the federal government will not back these properties. On the State side of the issue, they would like the village to be in the flood plain map adoption. The flood map adoption would be charged back to the village if the State decides to adopt at a later time. The Village would have to regulate the flood plain areas.

Model ordinances are online for examples. If a property is in a flood fringe area, you can develop but only by the standards for the flood plains. The Village has until September 22nd, 2009 to adopt an ordinance pertaining to this. Fitzgerald asked if property owners in this area would have to adopt the flood plain insurance. Koch stated that if there is no mortgage money involved, it is not necessary. When asked what the average policy costs, Koch replied that the average policy is approximately \$700 a year depending on the district, first floor height, etc. This would be a separate policy altogether. Sutter stated Outagamie is going through the same thing as Egg Harbor at this time. They were always in this flood plain but it was never mapped out before. A letter of map amendment can be filed for if the property is not in a flood area. But this takes a significant amount of time. A question was posed regarding the difference between flood-way and flood-fringe. Koch stated a flood-way is an area with faster, deeper moving water and a flood-fringe is not flowing but it is in a possible flood area. When asked about property value deflation, it was stated there have not been hard facts that the flood plain areas have lowered the property values. Sutter stated that there is only concern if the actual building is in the flood area itself. Then the lender may have concerns. Winkler stated that the Map readers will have a better idea from the current maps since that they show the underlying flood areas. The maps are much clearer. Koch stated there is a support staff in Madison for specific property in flood areas to assist and direct as needed. When asked how the flood areas would impact property owners, he also stated the impact would be that the property owners would be responsible to supply the building elevations in the flood-fringe area that would be built on. The owner would have to show that the elevations would be above the flood-fringe area. Observations were made that Egg Harbor does not have any flood-way areas. Koch affirmed that Flood-fringe areas are a fairly simple building plan process. It was brought up and stated by Koch that with a letter of map amendment, there is a refund available from FEMA. If there is no adoption of the flood maps, mortgages will not be given out to property owners in these areas. Koch also stated that according to the State, Egg Harbor has to do this at this point. The State says you have until Sept. 22, 2009, to adopt this map. If it is not done in a year, the State will come in and do it for the flood map areas. The State will adopt a model ordinance and they would be doing things the same way as the Village would if the Village adopted the maps. They prefer to work with the community to make a plan that the community can live with. The Plan Commission's next step would be a recommendation to the Village Board. It has been recommended by the DNR to adopt these maps.

Commission members had a discussion that there is no other choice but to adopt these maps.

Van Lieshout requested that the Plan Commission make a motion to take this to the Village Board and recommend the adoption of a resolution to participate in the national flood insurance program. Nelson moved to recommend to the Village Board that the Village participate in the national flood insurance program; Cammack seconded it. Motion passed unanimously.

5. Discussion and action regarding on-street parking regulations in the Village of Egg Harbor

Van Lieshout stated that he did not have a revised ordinance on the on-street parking regulations at this time.

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Commission members discussed in some length the adoption of more regulations and the effect on visitors.

Van Lieshout affirmed he will work on the ordinance for on-street parking and bring changes back to the next meeting.

6. Discussion and action regarding downtown planning and zoning, correspondence with UWGB

Van Lieshout acknowledged that Dr. Scheberle has not communicated back with him yet.

7. Next Meeting

The next meeting is set for Tuesday, June 23, 2009 at 6:00 p.m. at the Paul J. Bertschinger Community Center, in the large meeting room.

8. Adjourn

Nelson motioned to adjourn the meeting at 7:21 p.m., seconded by Mand-Beck. Motion passed unanimously.

Recorded by:

Kelly A. Popp

Deputy Clerk/Administrative Assistant