

T H E T O W N O F
MERRIMAC

S6911 State Highway 113 - P.O. Box 115
Merrimac, WI 53561

MINUTES OF THE PLANNING & ZONING COMMISSION
March 22, 2016

Present were John Gaedke, Interim Chair; Tim Healy, Dan Purcell, Doug Hill, Dawn Peetz, and Frank Olah. Also present was Tim McCumber, Town Administrator and Mike Slavney, Town Planner.

Interim Chairman Gaedke called the commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the October 21, 2015 meeting, a motion to approve by Purcell, second by Hill. The commission first considered a pre-application for a Conditional Use Permit for proposed activities on lands in the Agricultural District adjacent to the Old Schoolhouse Restaurant, Tax ID 026-0440-01000, application by Kristin Fehrenbach, W11004 Bay View Drive, Lodi, WI 53555. McCumber reported that he recommended that applicant consider a Conditional Use Permit for the activities. This is a pre-meeting as she is hopeful it will help her make a decision to purchase the property. Fehrenbach gave her presentation describing the business proposal. Hill started by stating he really likes the proposal and asked if businesses could rent the site for business meetings. He was impressed with the presentation. Peetz asked about a name and she will keep the name. Slavney said the plan was very clear and made suggestions that the commission creates a list of conditions. He recommended expanding the business hours so they do not have to come back to amend the CUP, for example early hours to accommodate breakfast in the morning. He also recommended specific rules for outdoor amplified sound and where it will be allowed and when. Fehrenbach said she would consider the music and hours. Slavney thought the non-permanent structures being present for less than a week would be acceptable. McCumber described the process for amending the SmartGrowth Development Plan and the Zoning Ordinance. Motion by Hill to recommend the applicant proceed with the Conditional Use Process, second Healy. The commission discussed that she bring in proposals based on Slavney's recommendations. Motion passed. The commission then considered proposed amendments to the Town of Merrimac's Planning and Zoning Ordinance Chapter 5 Agricultural District and Chapter 6 Agricultural Conservation District to allow agricultural users to participate in the State of Wisconsin's farmland preservation credit program. McCumber presented the draft of the ordinance and would begin the amendment process in May.

Under **ADMINISTRATOR'S REPORT**, McCumber reported the town issued 7 permits year-to-date totaling \$320,250 in value. There were 6 permits totaling \$72,000 last year at this time. McCumber also provided a report of the permits issued in 2015. There were a total of 64 permits with \$5,972,189 issued. This was the highest value since 2005 and 13 new homes were built. This was also the most number of new homes constructed since the town issued 11 new residential permits in 2006.

Motion to adjourn by Hill, second by Healy. Motion passed.