

Farmington Plan Commission Minutes
Thursday October 17, 2019 at 6:30 p.m.
E913 Prairie View Ln
Waupaca, WI 54981
www.farmington-waupaca.com

Call to Order: Jack Fulcher presided. Call to order at 6:30 p.m. The opening statement was given. Notices were properly published and posted.

Open Meeting Statement: This meeting and all meetings of this Town Plan Commission are open to the public. Proper notice has been posted and given to the press, in accordance with Wisconsin Statutes, so the citizens may be aware of the time, place, and agenda of this meeting.

Roll Call: Jack Fulcher-Chair, Victor Helbach, Bob Karpinski, Caroline Murphy-Town Board, Craig Nelson-Town Board, and Monica Sperl were present. Also present was Commission Secretary Danielle Taggart, Mark Jensen -Town Board, Steve Huhta Realtor, Tony Neelis potential property owner and 11 Citizens.

Approve Agenda: A motion by Bob Karpinski seconded by Monica Sperl to approve the agenda. Motion carried by unanimous voice vote.

New Business:

- 1) Receive feedback on Amendment to Town of Farmington Comprehensive Plan to change the land use designation of part of parcel #05 34 56 14 proposed to lot 4 located on County Road Q from Agricultural to Commercial for use as storage and sales.
 - Sharon Nielsen N2484 Julie Ln Town of Dayton
 - 1) Has a traffic count been done and if so, why has it not been presented to us?
 - PC Chair Jack Fulcher states they don't believe it will generate a lot of commercial traffic.
 - 2) What is the WICK building on the other end?
 - Steve Huhta it is a private storage building and is zoned sewer residential.
 - 3) Where will the driveway be and what about setbacks?
 - Steve Huhta Highway Q will be the entrance point
 - 4) If he has setbacks can he sell it as commercial if he decides to sell?
 - Steve Huhta stated Tony Neelis would need to be consistent with the Waupaca County zoning laws.
 - 5) In relationship to the dog park where would the showroom be?
 - Tony Neelis stated it will be to the west about 100'.
 - Dave Armstrong N2449 Cleghorn Rd Town of Dayton
 - 1) Prefers to see residential houses on this property.
 - 2) Not consistent with what is there.
 - 3) Who here wants to see this in a residential area?
 - PC Chair Jack Fulcher responded that there are existing storage sheds throughout the area and it is consistent with the Town of Farmington comprehensive plan.
 - Caroline Murphy responded that there are;
 - a) gas station
 - b) bait shop
 - c) 7 parcels with storage buildings all on the south side of Q.
 - Barb Jenson E1484 Grandview Rd Town of Farmington
 - 1) Why are there signs on Grandview Rd?
 - Steve Huhta states that is lot 3 and is not a part of this hearing.
 - 2) Will this be an entrance? Don't want to be looking out my window at storage buildings.
 - Steve Huhta states the property doesn't go back to Grandview and there will only be access from County Highway Q.
 - Christine Faulks sent a letter read by PC Chair Jack Fulcher. Christine Faulks is in support of the zoning change for the property next to the dog park.
 - Tony Neelis potential property owner states this would be a commercial business with a showroom and a pole building with a work area/shop. There is a potential for 3 more units in the future for customer storage.

It will not be a multidoor or individual storage building. It will be similar to Petersen Marines on Highway 22, just not as big.

Motion by Victor Helbach seconded by Monica Sperl at 6:58 pm to conclude the public hearing portion of the meeting.

Town Board started at 6:59 pm.

- 2) Approve Ordinance 10/17/19(2019) to Adopt and Amendment to the Comprehensive Plan for the Town of Farmington as above mentioned. A motion by Craig Nelson seconded by Mark Jensen to approve Ordinance 10/17/19(2019) to Adopt and Amendment to the Comprehensive Plan for the Town of Farmington as above mentioned. Motion carried by unanimous voice vote.

Voice vote:

Caroline Murphy yes

Craig Nelson yes

Mark Jensen yes

- 3) Approve petition for Zoning Map Amendment as recommended by Plan Commission. A motion by Craig Nelson seconded by Mark Jensen to approve petition for Zoning Map Amendment as recommended by the Plan Commission. Motion carried by unanimous voice vote.
- 4) Approve petition for Conditional Use Permit application as recommended by Plan Commission. A motion by Craig Nelson seconded by Mark Jensen to approve petition for Conditional Use Permit application. Motion carried by unanimous voice vote.

Adjournment: A motion by Mark Jensen seconded by Craig Nelson to adjourn at 7:12 pm. Motion carried by unanimous voice vote.

Submitted by Danielle Taggart

**Posted October 18, 2019 @ Farmington Town Hall
& Website www.farmington-waupaca.com**