

JANUARY 2021 MINUTES

Note: These are the proposed Minutes that will be approved at the next meeting.

Town of Sharon Plan Commission Meeting Tuesday, January 5, 2021 6:30 p.m. Town Hall

Call to Order: Chairman Gibbs called the meeting to order at 6:30 p.m.

Roll Call: Chairman Gibbs, Commissioners Gagas, Filtz, Wisniewski, Rombalski, Somers and Cychosz.

Notice of Meeting Postings: Notice of the meeting was posted in three places in the Town of Sharon and also on the town website and Facebook.

Approval of Agenda: Commissioner Somers made two changes to the Agenda. The first change being to add parcel number 032-24-0917-11.07 to Agenda Item 8; the second change being added to Agenda Item 9 in which the cell tower height is 199'.

Motion made by Commissioner Somers, seconded by Commissioner Rombalski to approve the Agenda. Ayes: All. Nays: None. Motion carried.

Motion made by Commissioner Gagas, seconded by Commissioner Wisniewski to approve the Amended Agenda. Ayes: All. Nays: None. Motion carried.

Approval of Minutes of December 1, 2020: Motion made by Commissioner Wisniewski, seconded by Commissioner Rombalski to approve the Minutes as presented. Ayes: All. Nays: None. Motion carried.

Donald Gagas Trust Request for Lot Spilt: The Donald Gagas Trust is requesting a lot split from two parcels to create a lot size of 6 to 7+ acres that would include their farm buildings. The tax parcels affected are 032-24-0918-04.01 and 032-24-0918-03. These parcels are zoned A1 and land use is L2 with a total of 79 acres.

Commissioner Gagas explained that the farm building will be separate and will still owned by the corporation; however, the land will be privately owned and will be surveyed off. Portage County Zoning does not have an issue with the land split as it will stay the same use and title to the property will remain with the family. Also, the parcels will still have 35 acres each and there is not an issue. Commissioner Cychosz brought up the issue of spot zoning and further discussion ensued on the issue. Commissioner Gagas said the surveyor was out surveying and maps should be available soon.

Motion made by Commissioner Somers, seconded by Commissioner Wisniewski to approve the lot split. Ayes: Chairman Gibbs, Commissioner Filtz, Commissioner Somers, Commissioner Wisniewski, Commissioner Rombalski. Nays: Commissioner Cychosz. Commissioner Gagas abstained from voting. Motion carried.

Donald Gagas Trust Request for Lot Spilt and Zoning Change: Gagas Farms is requesting a zoning change from A1 to A4 along with a lot split to create

approximately a 4 (plus or minus) acre lot with a house and buildings and a 3 (plus or minus) acre lot with grain bins. The tax parcel number is 032-24-0917-11.07 and is currently zoned A1 with a current land use of L2 which will need to be changed to L3. The affected area is 7.52 acres.

Commissioner Gagas explained the intent is to get the house and buildings separate from the grain bins and the driveway will be lotted off with the house. Furthermore, title to both properties will remain in the name of Gagas Farms. A Certified Survey Map will be recorded showing the separation of the properties. Once again, Portage County Zoning is fine with the lot split but the land use should be changed from L2 to L3.

Motion made by Commissioner Somers, seconded by Commissioner Rombalski to approve the lot split. Ayes: Chairman Gibbs, Commissioner Filtz, Commissioner Somers, Commissioner Rombalski. Nays: Commissioner Cychosz. Commissioner Gagas abstained from voting. Motion carried.

Hamel Request for Tower: Hamel Forest Products (by agent Gary Henshue for Bug Tussel Wireless/Cloud 1 LLC) is requesting to have a 199' self-supporting wire communications tower constructed on the property located at 4024 County Road Y, Custer WI; tax parcel number 032-25-0907:22.02. The parcel is currently zoned industrial with the area affected being approximately 100' x 100'. The tower will be 199' not 250'.

The Bug Tussel rep was not present at the meeting since basically the town has no authority in this matter. It falls under federal and state laws and towns cannot deny it. Hamel is zoned for the tower and they are in their legal rights since they own the property. However, the Plan Commission and Town Board still value the opinions of neighboring property owners.

Charles Kostka raised concern about the driveway near his property. However, the paperwork provided to the Town describes a proposed 12' utility easement which would be only for the utility company. Other neighboring property owners brought up concerns regarding the tower and discussion about their concerns ensued.

Motion made by Commissioner Gagas, seconded by Commissioner Cychosz to approve the 199' self-supporting wire communications tower as long as the fall zone stays within the property. Ayes: All. Nays: None. Motion carried.

Chairman's Report: Chairman Gibbs did not have anything to report. However, Charles Kostka expressed concern about the stormwater runoff that goes across his property due to the Hamel lot. The Plan Commissioners suggested Mr. Kostka bring the issue up to the County for evaluation.

Next Meeting: Tuesday, February 2, 2021 at 6:30 p.m. at the Town Hall

Adjournment: Motion by Commissioner Gagas, second by Commissioner Rombalski to adjourn. Meeting adjourned at 7:20 p.m.