



Meeting: **Plan Commission**
Place: **106 S. Main St.**
Date: **February 17, 2015 @ 6:00 P.M.**
Webpage: **www.poynette-wi.gov**

MINUTES

The meeting was called to order at 6pm. Present were: Sampson, Hanson, Hebel, Hutchinson, Boor, and Hitz.

PUBLIC HEARING Proposed Amendments to the Zoning Ordinance (Title III, Chapter 2 of Poynette Municipal Code) revising the Wellhead Protection Overlay District on the zoning map, permitting preexisting residences in business zoning districts, and adjusting yard definitions: Village Planner Roffers displayed adjustments to the current map to show improved groundwater modeling to better indicate water capture zones for wells 1 and 2, while standards remain unchanged; Single and two family residences built before 10/21/13, and their replacements will become permitted residential uses in Village business zoning districts; Residents affected by this change, Tracy Ellis (621 E North St), and Richard Walker(421 N Hwy 51), both spoke in favor of making preexisting residences permitted uses; Roffers also reported that adjustments are proposed to the definitions of front, interior side, rear and street side yards to clarify setback and height requirements of building, fences, and other structures. Hearing was closed at 6:06pm.

PLAN COMMISSION:

1. Approval of Agenda: Hebel/Hitz motion to approve, MC 6-0
2. Approval of minutes from November 18, 2014: Boor/Hanson motion to approve, MC 6-0
3. Potential Recommendation to Village Board on Proposed Amendments to Zoning Ordinance (Title III, Chapter 2 of Poynette Municipal code): Hanson/Hebel motion to recommend to the Village Board the Proposed Amendments to the Zoning Ordinance (Title III, Chapter 2 of Poynette Municipal Code), MC 6-0.
4. Discussion/Potential Action on Preliminary Plat of Rowan Creek Retreat (formerly Scherneckner Acres/Mopar Drive) and associated documents required for conversion from a condominium development: Attorney Jeff Clark, representing the current condominium owners, noted that the group wishes to completely dissolve the condo association, and plat conventional residential lots. As part of this proposal Mopar Dr. is being proposed as a public dedicated road and passive, stormwater areas are also proposed for dedication. Village Engineer Anderson summarized his report, focused in particular on potential stormwater management issues; he would like to review implementation of the original SWMP in the spring after the snow has melted to ensure proper installation/proper functioning; Clark reported that Outlot 3 is not buildable due to flood plain; Shoreland set back boundaries were discussed; Village Planner Roffers presented his staff report, noting that documents make it clear that sewer and water will not be provided at no cost to owners. Hanson /Sampson motion to recommend Village Board approval of the preliminary plat of Rowan Creek Retreat, subject to issues in the Engineer's and Planner's reports being satisfactorily addressed and expressing support for dedication of the road and stormwater outlots, MC 6-0.
5. Non Action items:
 - a) Reports-Planner, Administrator: None
 - b) Discussion of Comprehensive Plan Update: Village Planner Roffers would like to begin census data collection to help start off the comprehensive plan. The Commission agreed.

The Meeting adjourned at 7:47pm

Approved 5-19-15

Susan Kilen

Deputy Clerk/Deputy Treasurer