

**Plan Commission
Regular Meeting
Rome Municipal Building
6:00 PM Tuesday, June 5th, 2007
Public: 2**

Minutes

1.) **Call to Order:** Ron Fregien called the regular meeting of the Plan Commission to order at 6:02 PM.

2.) **Roll Call:** Present were Chairman Ron Fregien, Commissioners Jason Lauby, Ron Jacobson, Phil McLaughlin, Alternate Tom Deckow and Al Bilboa. Also present were Heather Wessling, Zoning Administrator, Dan Wood Attorney for Town of Rome, Orrin Sumwalt, Zoning Inspector.

3.) **Certified Posting of the Regular Meeting**

A copy of the notice for the June 5th 2007 Regular Meeting of the Plan Commission was posted at the following places on June 1st 2007 and was faxed to the Daily Tribune at 10:52 AM, at the Rome Municipal Building at 10:57 AM, Pritzl's Corner Mart at 11:01 AM, US Bank at 11:04 AM and Nekoosa Port Edwards Bank, 11:08 AM.

4.) **Consideration of Plan Commission Minutes from 5/22**

Changes: Second Page, Item 3, motion carried - unanimously denied. Item 8, top of last page, Meyer/Jacobson recommend no objection to Reichert request. Meyer/Jacobson recommend no objection to rezoning from Conservancy to Rec/Res.

Motion by McLaughlin/Lauby to approve the minutes as corrected. Carried unanimously.

5.) **Third review of Chapter 17 Land Division Ordinance**

Motion by McLaughlin/Bilboa recommending that all three handouts for review and action regarding Ch. 17 and conservation residence district go to public hearing. Schedule for public hearing. Carried unanimously.

6.) **Review Handout of Model Zoning Ordinance for Rural Cluster Development.**

Place in the zoning text: Conservation residence district regulations. Zoning Department to bring legal descriptions forward to the Plan Commission of parcels that would be appropriate for conservation residence districts in the Town of Rome.

7.) Draft applications for consideration including Application for Re-zone and Conditional Use Application

(No action necessary at this time. This is a review to identify what the Town of Rome should require of applicants).

No action taken.

8.) Zoning Administrator proposes expanding the list of conditional uses for the Business District.

Commissioners have received a list of proposed conditional uses.

A motion by Jacobson/Bilboa to send proposed conditional use businesses to public hearing. Amend agricultural business, cash cashing business and lumber yard to conditional uses in the Business District. Add slaughter house as a conditional use in the Industrial District. Carried unanimously.

9.) Ch. 10 Zoning Section 10.13 Business District (4) Height, setbacks, Area and Other Requirements 4. Buffer Requirements a. and Section 10.23 Design Standards (3) Landscaping Requirements (a).

Postpone to July 10th meeting and have Heather submit proposals for new landscaping requirements.

10.) Amend Zoning Ordinance and Zoning Map to include an Industrial District

Postpone to July 10th meeting and have plan commissioners and zoning staff bring recommendations for areas to consider rezoning industrial.

11.) Review existing mobile home restrictions

Postpone to July 10th meeting and have zoning staff provide a summary of the existing regulations on mobile/manufactured homes.

12.) Chapter 10 Zoning Section 10.03 Regulations (1) Scope of Regulations

Unroofed deck size to be limited to the width of the principal structure and 20 feet deep.

Postpone to July 10th meeting and have zoning staff research

13.) Chapter 10 Zoning Section 10.03 Regulations (3) Accessory Uses and Structures (b)

Setback requirements proposed for wood burning stoves on parcels of 2 acres or less.

Strike. No action taken.

14.) Chapter 10 Zoning Section 10.11 Lake District (5) Special Setback requirements (6) Special Lake Arrowhead Lot Requirements.

Remove the special setback requirements from the Zoning Ordinance

Postpone to July 10th meeting in order to hear Mr. Wood's professional opinion on the matter.

15.) Chapter 10 Zoning Section 10.16 Forest & Outdoor Recreation District (4) Height, Setbacks, Area and Other Requirements (a) Lot requirements 2 Area Frontage.

Amend Area Frontage to a Min. 5 Acre

Postpone to July 10th meeting and have zoning staff research lot requirements for Forest/Recreation Districts in other communities. Change wording in 10.16 (4) 2 from Area Frontage to Area.

16.) Establish Next Agenda:

Public Hearing

Chapter 17 and attachments

10.13 (3) changes to conditional uses in Business District

10.17 (3) change to conditional uses in Industrial District

10.03 (2) (I) Canopies

Regular Meeting

Buffer requirements for Business District

Industrial District amendment to zoning map

Mobile/manufactured home restrictions

10.03 (3) Size requirements for unroofed decks

10.11 (5) Special setback requirements for Lake Camelot and Lake Arrowhead

10.16 (4) 2 Forest and Outdoor Recreation District

17.) Next Meeting Date/Time: Tuesday July 10th 6pm.

18.) Adjournment

A motion by Lauby/McLaughlin to adjourn. Carried unanimously

Commissioners: Please RSVP if you will NOT be Present at the meeting

Note: Town Board members may be in attendance at the meeting for informational gathering purposes only.

Directives to Heather Wessling: