



**Public Hearing Accepted Minutes
Plan Commission
Rome Municipal Building
6:00 PM Tuesday, July 10th**

Public Hearing

- 1.) Call to Order: Ron Fregien called the meeting to order at 6:00.
- 2.) Roll Call: Al Bilbao, Phil McLaughlin, Ron Fregien, Ron Jacobson, Vern Meyer, Jason Lauby
 - a. Also Present: Attorney Dan Wood, Zoning Inspector Orrin Sumwalt, Typist Katie Jefferson
- 3.) Certify Posting of Meeting
 - a. A copy of the notice for the July 10th, 2007 Public Hearing of the Plan Commission was faxed to the Daily Tribune on June 26th at 10:34 AM. Notice of Hearing was posted at the following places on July 3rd, 2007:

| | |
|---------------------------|---------|
| Rome Municipal Building | 2:58 PM |
| Pritzl's Corner Mart | 3:02 PM |
| US Bank | 3:06 PM |
| Nekoosa Port Edwards Bank | 3:10 PM |
- 4.) Ch. 17 Land Division revised 6/6/07 including: Section 17.09 (2) Conservation Subdivisions revised 6/18/07 and R-1C Single Family Conservation Residence District amendment to Ch. 10 Zoning Ordinance.
 - a. Orrin Sumwalt propose revised version adopted as is. 17.09 insert into official Ch. 17 when completed; propose adopted as is. Propose R-1C added to zoning ordinance.
 - b. McLaughlin/Jacobson motion to recommend changes made to Town Board. Motion/second withdrawn.
 - c. Meyer insert "Wisconsin" under R-1C "Wisconsin Uniform Dwelling Code."
- 5.) Ch.10 Zoning Ordinance Section 10.13 Business District (3) Conditional Uses
 - a. Amend 10.13 (3) to include Agricultural business, lumber yard, and non-conventional financial institutions, not subject to regulation by the Wisconsin Department of Financial Institutions, that provide one or more of the following services: check cashing for a fee, cash advances, payday loans, car title loans and signature loans.
 - i. Feed and Seed Supply listed as permitted use currently. McLaughlin suggests drop Feed and Seed Supply business and consider it as an

agricultural business as conditional uses. Dan Wood proposes removing Feed and Seed Supply on working copy on bottom of page 32. (10.13 sub 2 sub be) When action taken on comprehensive changes, this can be addressed.

- 6.) Ch. 10 Zoning Ordinance Section 10.17 Industrial District (3) Conditional Uses Amend 10.17 (3) to include Slaughter house.
 - a. Definition of slaughterhouse discussed. Dan Wood suggests if slaughtering happening on site, the business requires a conditional use permit.
 - b. Agricultural business covered in agriculturally zoned land in 10.2.
- 7.) Ch. 10 Zoning Ordinance Section 10.03 Regulations (2) Use Regulations (I) Canopies.
 - a. Review of comprehensive changes in Ch. 10 Zoning Ordinance Section 10.03 Regulations (2) Use Regulations (I) Canopies.
 - b. Meyer insert text in for twenty days. Meyer under (3)(a) remove last sentence for no permit required.
- 8.) Close Public Hearing: Public Hearing closed at 6:36 by Fregien

Regular Meeting

- 1.) Call to Order: Ron Fregien called the meeting to order at 6:36.
- 2.) Roll Call: Bilbao, McLaughlin, Fregien, Jacobson, Meyer, Lauby
- 3.) Consideration of Plan Commission Minutes from: 6/5/07 Bilbao/Lauby to accept the minutes as presented. Motion unanimously passed.
- 4.) McLaughlin/Meyer motion to forward recommendation to the Town Board to adopt Ch. 17 and adopt the portion regarding the Conservation Subdivision with the amendment to add text "Wisconsin" in the first paragraph of R-1C Single-Family Conservation Residence District. Motion unanimously passed.
- 5.) McLaughlin/Bilbao motion to recommend approval to the Town board to Amend 10.13 (3) to include Agricultural business, lumber yard, and non-conventional financial institutions to the business district and also amendment of definition of non-conventional financial institution. Motion unanimously passed.
- 6.) Motion made by McLaughlin/Jacobson to recommend approval of Ch. 10 Zoning Ordinance Section 10.17 Industrial District (3) Conditional Uses Amend 10.17 (3) to include Slaughter house to the Town Board. Motion unanimously passed.
- 7.) Motion made by McLaughlin/Meyer to recommend approval to Town Board to adopt section Ch. 10 Zoning Ordinance Section 10.03 Regulations (2) Use Regulations (I) Canopies with the amendment to strike the last sentence in section 3a and add text "twenty". Motion unanimously passed.

- 8.) Postpone Proposed Buffer Requirements for Business District to next meeting for further direction from Heather.
- 9.) Postpone Amend Zoning Map to Include Industrial District to next meeting and have Orrin conduct further research.
- 10.) Postpone Mobile/Manufactured home restrictions to next meeting to consider changing standards to add a minimal overhead requirement to R2 and ask Dave to present his thoughts on park models at next meeting.
- 11.) Motion made by McLaughlin/Bilbao to put the following on next public hearing meeting agenda: Ch. 10 Zoning Ordinance Section 10.16 Forest and Outdoor Recreation District (4) Height, Setbacks, Area and Other Requirements (a) Lot requirements; Amend 2. from *Area Frontage* to *Area* and increase the minimum area required to 35 acres. Motion unanimously passed.
- 12.) Chapter 10 Zoning Section 10.11 Lake District (5) Special Setback requirements (6) Special Lake Arrowhead Lot Requirements. No action taken.
- 13.) 10.04 Administration and Enforcement (1) Organization; amend this section to include the Town Board. Postpone to next meeting to hear proposal from Heather.
- 14.) 10.30 Well Head Protection Overlay District (7) List of Prohibited Uses (s) On-site soil absorption sewage treatment systems on new lots under 40,000 sq. ft. Discussion only. No action taken.
- 15.) Establish Next Agenda:
 - a. **Public Hearing**
 - Ch. 10 Zoning Ordinance Section 10.16 Forest and Outdoor Recreation District (4) Height, Setbacks, Area and Other Requirements (a) Lot requirements Amend 2. from *Area Frontage* to *Area* and increase minimum area required to 35 acres.
 - b. **Regular Meeting**
 - Proposed Buffer Requirements
 - Amend Zoning Map to include Industrial District
 - Mobile/Manufactured home restrictions
 - 10.04 Administration and Enforcement (1) Organization
 - Unroof deck size and lot coverage
 - Expand Ch. 10's purpose to include more Recreation Permitted and Conditional Uses.
- 16.) Next Meeting Date/Time: Tuesday August 7th, 2007 6:00 PM
- 17.) Bilbao/McLaughlin to adjourn at 8:55. Motion unanimously passed.