
Dennis Cashman, Chairman
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PLANNING COMMISSION Minutes from Wednesday, July 15, 2015

Bob Coenen called the meeting to order at 7:00 p.m. Clerk Charette verified that the meeting was properly noticed. All members except Terry Vertz were in attendance. Dennis Cashman, Bob Gerbers, Joe Daul and Mark De Cleene (Greenleaf Fire Department), and Steve Deslauriers (Morrison Fire Department) were also in attendance. Chairman Coenen read the agenda.

MINUTES FROM MAY 14, 2015, MEETING

Clerk Charette provided members with a copy of the minutes from the May 14, 2015, meeting.

M/M by Lee Anderson to approve the minutes from May 14, 2015, meeting as presented; seconded by Supervisor Van Vonderen. Motion carried.

FIRE ACCESS AREA ORDINANCE

Mark De Cleene and Joe Daul (Greenleaf Fire Department) and Steve Deslauriers (Morrison Fire Department) appeared before the Commission.

Discussion was had with the representatives from the Greenleaf and Morrison Volunteer Fire Departments regarding developing standards that would address proper access, proper clearance and proper turn-a-rounds for their equipment. The Town of Wrightstown Ordinance and Rockland Road Standards, Culverts, and Private Driveways were provided for reference.

Chief Joe Daul expressed that their primary concern was with homes that were 400 feet or more from the road. He recommended that new homeowners be required to meet turn-a-round standards that would have a T-intersection at least 175 feet from the house. He stated that the Town could hold off from issuing a building permit until this is approved.

Steve Deslauriers, Morrison Fire Department, provided a list of written recommendations from their department which is incorporated herein by reference. Deslauriers stated that the list is not just for fire calls. The recommendations address rescue calls as well. He believes residents should be educated as to why these requirements are being made.

Randy Hansen asked whether there should be a requirement regarding the strength of the driveway. Deslauriers noted that nothing that a person uses for the construction of the driveway will handle the weight of a fire truck.

Lee Anderson stated that he would like to see that all driveways be required to obtain approval not just those that are built 400 feet or more in length from the roadway.

Deslauriers stated that the Town should enact baseline standards. Glen Schwalbach checked the statutes and NFPA and stated that there are no baseline standards provided.

Supervisor Van Vonderen recommended that residents constructing a new home 400 feet or more from the road could be required to meet the standards under the permitting process. The Town would rely on obtaining any exceptions from the fire departments. Residents with existing homes could be educated about the need to provide access and clearance via educational materials from the Town.

This item will be placed on the agenda for the next meeting to draft an ordinance addressing baseline standards.

FEMA FIRE PROTECTION & SAFETY GRANT APPLICATION UPDATE

Randy Hansen informed members that the FEMA Fire Protection and Safety Grant award dates ends on September 30, 2015. As of this date, no awards have been announced. The Town's grant request is for \$39,674.00 of which the Town's share would be \$1,889.00.

CHAPTER 18-11.00, LARGE, MEDIUM, AND SMALL WIND ENERGY ORDINANCE

Glen Schwalbach explained how the Wisconsin Realtors Association court case that was recently decided by the Wisconsin Supreme Court affected the Town's Wind Energy Ordinance. The Realtors Association and other parties argued that the Public Service Commission (PSC) promulgated the wind rules but failed to conduct an impact study on home values as required. The Supreme Court found in favor of PSC by a 5-2 vote. The Court stated that PSC does not need to worry about home values as it relates to wind statutes. When the legislature drafted the law it did not ask the PSC to review home values. The Supreme Court did not want to step on the legislature's toes. Schwalbach concluded that this court decision technically does not affect our ordinance or what the Town is currently doing.

PUBLIC INPUT

Glen Schwalbach stated he testified on Assembly Bill 165 which as proposed addressed the issue regarding town zoning authority in the shoreland area in light of the Hegwood court decision. AB 165 preserves the Town's ability to oversee land use zoning in the shoreland area and for counties to continue their usual oversight of setbacks, etc., in the shoreland areas. AB 165 did pass.

Lee Anderson thanked the Town Board for fixing the bridge on Old Martin Road.

ANNOUNCEMENTS AND DISTRIBUTION, IF ANY

None

FUTURE MEETINGS

Fire Access Ordinance, Mobile Tower Siting Ordinance

SET MEETING DATES

Wednesday, August 12, 2015 and Wednesday, September 16, 2015 @ 7:00 p.m.

ADJOURNMENT

M/M by Randy Hansen to adjourn the meeting at 8:35 p.m.; seconded by Supervisor Van Vonderen; motion carried.

All minutes have been taken truthfully and honestly and to the best of my knowledge and ability.


Yann B. Charette, Secretary

Minutes approved as written/~~with corrections~~ (**strike one**) by the Rockland Planning Commission on September 16, 2015.


Bob Coenen, Planning Commission Chairman