

APPROVED

TOWN OF SHELBY
PLANNING COMMISSION MINUTES

DATE & TIME: January 15, 2015; 4:30 PM

LOCATION: Shelby Town Hall

COMMISSION MEMBERS PRESENT: Keith Butler, Richard Strand and Joyce Wichelt

ALSO in ATTENDANCE: Jeff Brudos, Administrator and Tim Ehler Board Supervisor

1. Meeting called to order at 4:30 by Keith Butler
2. Motion by Wichelt, second by Strand to approve the minutes of the October 9th, 2014 Planning Commission Meeting. Motion carried.
3. It was noted there was a meeting of the Planning Commission, Town Board and Sanitary District on November 25th, 2014. This was a working meeting with Ken Ligman, the engineer working on a potential water project for the County Road "F" area.
4. Ken Gorman appeared before the Commission regarding a request for a zoning change for 6 acres of land located off Knobloch Road. The land will be part of a 24 lot development. Land is owned by ACT Investments LLC. There was a discussion on lot sizes, slopes, parcel prices, runoff, roads and access to adjoining lands and land for Park development, Gorman requested an exception from the land dedication requirement, as outlined in Town Ordinance. Motion by Strand second by Wichelt, to recommend to the Town Board, the approval of the zoning change for the 6 acres from General Ag to Rural. Commission also recommended that the development follow the requirement for centrally located park land donation as outlined in Town Ordinance and to look at the issue of land locking other parcels of land. Also appearing representing the old owner of the subject land was realtor Eric Seeger.
5. Rick Staff, David Snyder and Eric Seeger, realtors representing Gerrard Hoeschler Realty, appeared before the Commission regarding the potential development of land located off Boma Rand and currently owned by Russell Bratt. It was indicated plans are being formulated for the development of the area. The group wanted to make the Commission aware of the work being done on the parcel. The parcel size is approximately 260 acres.
6. Brudos reported on preliminary plat has been submitted for the proposed development off Knobloch Road, owned by Davenport Trust.
7. Brudos reported the study to provide water to the Knobloch Road and County Road "F" area is moving forward. The engineer is putting together costs and potential assessments to fund the project. The area currently being looked at begins with the Davenport Trust land and extends from that development to HWY 33. The area on County Road "F" being looked at is from HWY 33 thru to the Three Town Road area. The engineer will be reviewing the amount of developable land and the number of existing homes, to put together options for funding.
8. Next meeting was reviewed, February 19th did not work for Richard Strand, and Commission looked at the 17th (tentative). Office to confirm closer to date.
9. Meeting adjourned at 5:30 PM.