

TOWN OF BIG FLATS
TOWN PLAN COMMISSION MEETING
October 17, 6:00 p.m.
1104 County Road C, Arkdale, WI 54613

1. Call to Order: 6:00 p.m.

2. Roll Call: Todd Peterson, Chair – present
Wendy Goerke – present
Ray Quimby – present
Mike Clark – present
Mark Reed – present

Also present; two citizens and town zoning administrator.

3. Approval of Meeting Agenda: Motion made by Wendy Goerke, seconded by Mike Clark.

Peterson – aye
Goerke – aye
Quimby – aye
Clark – aye
Reed – aye

Motion approved.

4. Review Section 4G in Land Use and Zoning Ordinance: **Recreational Vehicles and Camping Units in the Town of Big Flats.**
Discuss requirements, definitions and uses.

After introduction by Jay Jocham, Town of Big Flats Zoning Administrator, the Plan Commission began discussing Section 4G. Suggestions for additions to Ordinance as follows:

Re-define standards in definitions: **Camping Unit:** Any portable device or vehicle, whether towed or self-propelled, including, but not limited to, recreational vehicles, hitch-mount pul-behind trailers, pop-up tent trailers, campers meant to be affixed to the bed of trucks and converted vehicles such as buses, trucks, trailers, slide-out units or fifth-wheels. Such vehicles may be with or without complete kitchen and toilet facilities, self-contained water and sewage systems and designed to be used as a temporary dwelling for travel, recreation, or vacation use. "Camping Unit" does not include mobile homes, manufactured homes and "Park Models".

3. Service Hook-Up:

a. All Independent Camping Units are prohibited from any permanent hook-up to a septic system or water supply (well) except in a licensed campground. Any connections must be temporary and flexible.

1. No auxiliary vessels external to the camper vehicle or non-permanent structure intended for the accumulation of sewage shall be allowed, including, but not limited to, rolling containers, barrels, pits, buckets.
2. No sewage shall be permitted or be deposited upon the ground or into lakes, rivers, ponds, streams or wetlands.
3. Commercially manufactured portable toilets, commonly referred to as "Porta-Potties", may be permitted if they are regularly serviced by a Wisconsin state licensed provider of portable toilet services.
4. All septic systems or holding tanks on the parcel shall have a sanitary permit issued by Adams County Zoning.

b. Independent Camping Units may be hooked up temporarily to electric by way of an extension cord extending from a disconnect box.

4. Use:

a. Additional "seasonal" camping is allowed (not to exceed three camping units) between April 1 and Oct 31.

b. No Recreational Vehicle or Camping Unit may be used as a year-round permanent dwelling. For purposes of this ordinance, "permanent human habitation" means the use and occupation by a human being of a given camper vehicle or non-permanent structure as a place for shelter, sleeping, cooking, eating and other occupation typical of what is commonly understood as being that of a living quarter. Non-parcel owners must have written permission from the parcel owner.

c. Recreational Vehicles and Camping Units shall be maintained in a safe condition and shall not have an appearance that has a negative effect on neighboring properties. **Unlicensed camping units in a state of disrepair will be declared a nuisance under town Ordinance 33.**

d. **A property owner may store their own camping unit on their own property (if it is an improved parcel with a dwelling, septic and water) without being subject to any limitations as long as there is a seasonal or year-round dwelling on the same parcel.**

e. **Recreational Vehicles not to exceed one indefinitely parked unit per lot. Two additional vehicles are allowed during the camping season.**

f. **No Recreational Vehicle or Camping Unit allowed to be parked on parcels without first obtaining a driveway permit and fire number.**

5. Improvements:

a. No external additions, piers, **deck(s)** or concrete pads **shall be affixed or attached to** any Recreational Vehicle or Camping Unit.

6. License:

a. All Recreational Vehicles and Camping Units must have a valid license displayed on vehicle, **maintain registration with the DOT** and be **"Road Ready"** at all times.

b. Any un-licensed Vehicles, Recreational Vehicles or Camping Units will constitute a violation of this Ordinance and therefore be subject to a forfeiture of not less than \$50.00 for each offense.

7. Enforcement: Any person, firm or corporation who violates, disobeys, neglects, omits or *refuses to comply with, or who resists the enforcement of any of the provisions* of this Ordinance, may be issued a citation for such violation and shall be required, upon conviction, to forfeit not less than \$50.00 for each offense, together with court costs and all fees. Each day that a violation continues to exist shall constitute a separate offense.

There was additional discussion about enforcement: Can "teeth" be added, or outline enforcement procedures? Is \$50 a day enough of a deterrent?

5. Review lot size requirements and language in Section 3 Ag districts: No comments or suggestions. Changes okay as presented.

6. No Citizen Input

7. Have town's attorney review suggestions and offer input for November 21 meeting.

8. Other business presented for future discussion: Wendy Goerke offered to work on designated bicycle routes in the town and will work with county liason and report back to the Plan Commission. Todd Peterson recommended the Plan Commission begin working on a new community survey for target date of 2020. Jay Jocham will send out copies of the original town survey mailed in 2002 for reference.

9. Next meeting scheduled for November 21, 2018 at 6:00 p.m.

10. Todd Peterson motioned for adjournment at 7:40 pm. Mark Reed seconded. All in favor.

Minutes recorded by Jay Jocham, Zoning Administrator

Date: 10-22-2018