

PUBLIC HEARING

**Town of Big Flats Plan Commission
Public Hearing and Regular Meeting Minutes
Wednesday, February 16, 2022, 6:00 pm
Big Flats Town Hall
1104 County Rd. C, Arkdale, WI 54613**

1. Call to Order: 6:00 pm
2. Roll Call: Mark Reed, Mike Clark, Larry Beck, Wendy Goerke, Todd Petersen (absent), Jay Jocham (Zoning Administrator) and 8 citizens present
3. Certify Posting of the Meeting: Agenda published Feb. 2 and 9th and posted locally on Feb. 2.
4. Approval of Public Hearing and Regular Meeting Agenda: Wendy motioned for approval, Mike seconded, all in favor.
5. **Open Public Hearing**
6. Land Use and Zoning Amendment to be recommended to the Town Board:

Dick Meyers asked about assessing RVs. The PC had no knowledge that RVs were assessed for taxes and referred Mr. Meyers to the town's appraiser, Associated Appraisal. He was asked to forward any information he receives.

Jay Jocham introduced each revision and explained the rationale for the changes. The definition changes are for clarification and consistency.

SECTION 2 - DEFINITIONS

Camping Unit: Any portable device or vehicle no more than four hundred (400) square feet in area, having an overall length of 45 feet or less, and a body width of eight feet six inches or less, primarily designed as temporary living quarters for recreational, camping or travel use, including but not limited to a recreational vehicle, travel trailer, motor home, bus, van, truck camper, and popup-type camping trailer.

Tent: A structure, enclosure, or shelter with partial or complete sidewalls or drops, constructed of fabric or pliable material supported by any manner except air, used for temporary recreational purposes and limited to the camping season period.

Manufactured Home: A structure that is designed to be used as a dwelling that is certified by the Federal Department of Housing and Urban Development (HUD) and complying with the standards and meaning set forth in Wis. Stat. 101.91(2).

Jay Jocham informed the Commission that the Section 3 maximum building heights (below) were missing the word "accessory" before building and should read as follows:

SECTION 3 - ZONING DISTRICTS AND DISTRICT MAPS

Raising maximum "Accessory" building heights to 20 feet in residential districts and 25 feet in recreation/forestry district.

Jay Jocham informed the Commission that the Section 4C Accessory Uses item (below) was inadvertently listed under General Regulations and will be added to the existing item in Sec. 3Bc under Use Regulations in both Residential districts and Forestry/Rec district:

c. Accessory Uses and Structures: Accessory buildings, structures and uses shall be compatible with the principal uses, and one (1) accessory building, with a maximum size of 700 sq. ft. may be established prior to the principal use. In all residential districts, the principal use shall be a dwelling or mobile/manufactured home. Mobile/manufactured homes, campers, truck bodies or trailers, buses and similar items are prohibited for use as accessory buildings.

Robert Wright asked if a landowner could build a fourth accessory building before removing one to get down to the limit of three with the purpose to transfer the contents to the new building. The Plan Commission indicated that the Zoning Administrator could allow a pre-determined, agreed upon date not to exceed 6 months.

Mark Reed introduced the Section 4 item and the conversation he had with Dustin Grant (Adams County Planning and Zoning Administrator). The following item is being added for information purposes and is being enforced by Adams County Sanitary Code. Many residents are concerned about the wording of the letters they received from the County leaving no exception for RVs stored at a residence. It is our understanding that the new rule will not be applied to "stored" units. Jay Jocham suggested removing item "d" because it no longer applies to RV hookups and adding a clarification that this is an Adams County regulation. For our ordinance clarification, we will add the phrase "as required by Adams County Sanitary Ordinance" and the item will read as follows:

SECTION 4 - GENERAL REGULATIONS

G. Recreational Vehicles and Camping Units in the Town of Big Flats:

3. Service Hook-Up:

All camping units that remain on a property for more than 7 days per calendar month (except in a licensed

campground) must satisfy one of the following requirements of items a or b “(as required by Adams County Sanitary Ordinance”):

- a. Be connected through quick disconnect fittings, to a legal Private On -Site Wastewater Treatment System (Septic System) sized for a minimum of 2 bedrooms; or
- b. Be connected through quick disconnect fittings, to a State of Wisconsin approved RV Transfer Container, with a minimum capacity of 300 gallons, upon issuance of a permit by the Adams County Zoning Department. (All RVs and Camping Units shall meet the minimum standards by Adams County Section 294-4 (F)(3).
- c. No sewage shall be permitted or be deposited into an unpermitted container, upon the ground or into lakes, rivers, ponds, streams or wetlands.
- d. All septic systems, holding tanks or auxiliary vessels (transfer containers) on the parcel shall have a sanitary permit issued by Adams County Zoning.
- e. Independent Camping Units may be hooked up temporarily to electric by way of manufacturer supplied cord to a disconnect box.

N. Penalty and Fees: All fees under this Ordinance shall be set by resolution by the Town Board. The permit fee shall be doubled if construction is commenced prior to the issuance of the permit. Any person, partnership, corporation or other legal entity that fails to comply with provisions of this Section, shall, upon conviction of such violation, be subject to a penalty pursuant to Section 10 of this Ordinance. Each violation and each day a violation continues or occurs shall constitute a separate offense.

7. Citizens Input was allowed for each of the items on the agenda as they were introduced

8. Land Division Ordinance Section 12 Exemptions:

- c. The sale or exchange of parcels of land between owners of adjoining property if additional buildable lots are not thereby created and the lots resulting are not reduced below the minimum size and proportions required by this chapter or other applicable laws or ordinances.

Don Wiemer was concerned about the wording of the above exemption change. It says that during the initial sale or exchange of land an additional lot cannot be created. This does not apply to a future land division if it conforms to sizes and proportions of the ordinance. Mr. Wiemer also suggested that the town put more resources behind enforcement action.

9. Citizens Input: No additional input received

10. **Close Public Hearing: 7:04 pm**

11. Regular Meeting:

12. Call to Order: 7:05 pm

13. Roll Call: Mark Reed, Mike Clark, Larry Beck, Wendy Goerke, Todd Petersen (absent), Jay Jocham (Zoning Administrator) and 8 citizens present

14. Consideration and possible action regarding all or part of the aforementioned amendments: Recommend all or part of Land Use and Zoning amendment by resolution to the Town Board: Wendy recommended approval of the revisions to the ordinances with changes as discussed. Mike seconded. All in favor to recommend to the town board.

15. Citizens Input: There was a discussion concerning the appointing of a town constable for ordinance enforcement. Currently the town has an agreement with the Rome Police Department to assist the town when needed.

15. Schedule next meeting if necessary: March 16, 2022

17. Adjourn: 7:12 pm.