

Town of Big Flats Plan Commission
Meeting Minutes
Wednesday, April 19, 2023, 6:00 pm
Big Flats Town Hall
1104 County Rd. C, Arkdale, WI 54613

1. Call to order by Chairperson Wendy at 6 pm
2. Roll Call: Wendy Goerke PC Chair, Mark Reed PC, Mike Clark PC, Larry Beck PC, Pam Marquardt PC, Jay Jocham ZA were Present, No committee members were absent Citizen Guests: Sam Wessel from NCWRPC, Keith and Becky Kiupelis, William Flanagan, William and Danielle Loeffler, Lacey Lopez
3. Approval of Meeting Agenda: Mark Approved, Mike Second, All in Favor.
4. Approval of Prior Meeting Minutes: Mike Approved, Pam Second, All in Favor.
5. Review request for land division at 1398 Buttercup Ave: Current land owner desires to be still be considered “Ag” although there will be less property than zoning allows for Agriculture listing, while new property owner seeks R2 zoning. Tabled for further discussion at special meeting on May 3, 2023.
6. Sam Wessel from NCWRPC introduced.
 - a. Issues and Opportunities: Discussion about century farms, they ARE still considered such if home is removed, as long as the land is still being farmed by that same family.
 - b. Natural Resources: Discussed that MFL land can be “open” or “closed” when listed as MFL. Discussed if PFA’S are a concern in Big Flats.
 - c. Housing: Discussion about available housing, and other housing opportunities

Sam shared a Public Participation Plan (PPP) outline as well as a sample Resolution for Adaption of PPP.

7. Citizen Input: Loeffler's expressed concern about water levels rising again. Discussed with them all that the town has done since the water problem began, ie: beaver huts removed, culverts installed, trenches dug, etc. as well as continuing efforts to maintain said improvements. Also discussed with them that driveway culverts are the property owner responsibility.
8. Other business presented for future discussion: Continue review and prep for updated Comprehensive Plan
9. Set next meeting date if needed: Special meeting Wednesday May 3, 2023 to discuss/act on Buttercup Ave land division request and continue with Comprehensive Plan review; Next regular meeting on May 17, 2023 at 6:00pm.
10. Adjourn: 7:16pm, Mark Approved, Pam Second, All in Favor.