Town of Big Flats Plan Commission
Meeting Minutes
Wednesday, November 16, 2022, 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, Mike Clark PC, Larry Beck PC, Pam Marquardt PC (was late), Jay Jocham ZA were Present, Mark Reed, PC was absent, No Citizen Guests in attendance.

3. Approval of Meeting Agenda: Larry Approved, Mike Second, All in Favor.

4. Approval of Prior Meeting Minutes: Mike Approved, Larry Second, All in Favor.

5. Update on 1062 Browndeer Ln: Further consult with town attorney scheduled for Monday, November 21, 2022.

6. Comprehensive Plan review pgs 34-46:
   Page 34: Future Land Use: Goal is to not have usage conflicts (ie: small 2ac lots next to farmland). Chairperson Wendy requests deeper thought into future of what's next to Agriculture land, with a goal to not stress the land in development process.
   Map 7:
   Jay suggests the group be looking at the map closely and thoughtfully by sections and perhaps consolidate smaller lots.
   Section 1 (R): Nature Conservatory and Forestry (large lots) change to Preservation color
   Section 5: Put back into Forestry or Preservation/Open Space
   Section 2 (L): Change residential portion to R2

Page 38: Remove Pineland School and note that Rabbit Rock is a Town of Big Flats Park

Page 39: Paragraph 1—Town Park (NOT a wayside)

Page 42: No map on school list and Lifestar offers Ambulance Services

7. Short Term Rental/Room Tax: Pam is waiting to hear back from Dustin, at Adams County Planning, and will have further info for next meeting.

8. Citizen Input: None

9. Other business presented for future discussion: Further discuss Comprehensive Plan map; discuss/act on potentially changing Land to commercial for storage purposes, as town only allows one camper per property in winter, and because town and county ordinances are not aligned.

10. Set next meeting date if needed: January 18, 2023

11. Adjourn: 7:10 pm   Larry Approved, Mike Second, All in Favor

PJM for WG (1/15/23)