

TOWN OF HORTONIA
Minutes of Plan Commission meeting Dec 07, 2011

Pledge of allegiance recited. Meeting, called to order at 6:40 pm by Plan Commission (PC) Chairman Ryan Van Camp, had 4 of 5 members present including Nancy Willenkamp, Jules Zuehlsdorf, and Dave Ogilvie. John Weisner was absent. Also present Lyn M. Neuenfeldt, Clerk, Supervisor Luedtke, Chairman John Jaeckle, and Staff Planner Jeff Sanders.

Purpose of PC meeting was to wrap up the final revisions of the Zoning Ordinance and begin work on amending Zoning Map.

PC verified that public notice of meeting and agenda were posted at www.townofhortonia.org, Town Hall, Fire Hall, Modern Flooring and Town Hall answering service.

VanCamp moved on to the approval and review of Nov1 Minutes. No Corrections were noted and added. Willencamp moved to approve PC meeting 1st of Nov. minutes 2nd by Dave Ogilvie, [carried](#) – unanimous. Van Camp then moved on to reviewing the ZO.

Adjustments to be made: Board of Appeals section of the ZO was adjusted to incorporate the resolution by the Town Board to change approval of a Variance process to require a simple majority (3 of 5) rather the 4 out of 5.

Further work has been done with formatting the document which seems to be a technical issue. Hard Copy will be made available as soon as formatting is corrected.

Hear from the Floor: Residents were concerned about a situation involving a garage built in the front yard of a home. Sanders discussed the definitions of a front yard and the requirements of compliance, also noting the changes to the new ZO would allow for a Conditional use permit to be issued to non-compliant property owners.

Supervisor Luedtke notes that is was because of the odd angle of the house and the fact that it did not face to road that lead to the confusion of the building permit being issued and approved.

VanCamp said the issue comes down to being an administrative one involving the building inspector and making the nuances and definitions of the ZO clear for the Building inspector.

Willenkamp advised to bring issue to the Town Board.

Updating Zoning Map: Sanders discussed process of working on amending ZO map. It was decided that since residents would want to be involved in possible rezoning that postcards would be sent out on a section by section basis starting with A-1 (agriculture) and giving the chance to participate in the process. Next meeting will be set later in the month to leave room for the holidays.

Van Camp suggested that the PC adjourn and begin working on the map.

The next meeting will focus on the Agriculture sections of the Zoning Map. Copies of Map would be there to be able to complete the work.

Meeting adjourned Motion Willenkamp 2nd Zuehlsdorf. *Carried- Unanimous*

Meeting adjourned 7:15 pm. Next PC meeting: Wed Dec 7th, 6:30pm. These minutes are unapproved and subject to final Commission approval. - Lyn Marie Neuenfeldt, Clerk