

**TOWN OF MOSEL
PLANNING & ZONING COMMISSION
MEETING & PUBLIC HEARING**

TUESDAY, JUNE 7, 2011

MINUTES

- I. Call To Order and Verification of Meeting Duly Noticed.** Commission Chair Al Loth called the meeting to order at 7:00 p.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Also present were Commission members Warren Wunsch, Ralph Mayer, Randy Rautmann, Ron Vandoske, Cathi Kanouse and Clerk-Treasurer Rachel Rehbein. Barb Bitter was absent. Clerk-Treasurer Rehbein confirmed the meeting was properly noticed on June 6, 2011 at the Town Hall at 2:18 p.m., the Transfer Station at 3:14 p.m., Joe's Hometown Auto at 3:22 p.m. and the website at 2:16 p.m.
- II. Approval of the May 3, 2011 Public Hearing and Meeting Minutes.** Motion Wunsch/Vandoske to approve the May 3, 2011 public hearing and meeting minutes as printed; carried 6-0.
- III. Discuss and Possibly Take Action on Weight Limits on Certain Town Roads.** After lengthy discussion which included such items as: Wisconsin statutory requirements, current vehicular use of town roads, Wisconsin DOT reported impact of mega-farm operations on state roads, local farm operations road usage, seasonal weight restriction authority, septage hauler and refuse collection operations, and expense of identifying non-local vehicular destinations; the commission opted not to make a recommendation to the Town Board.
- IV. Discuss and Possibly Take Action on Lowering the Speed Limit on Certain Town Roads.** Loth spoke to a highway design engineer/acquaintance who said speed is not a factor in roadway pavement deterioration. Towns have the statutory authority to reduce speed limits to protect public safety. This action is typically taken in the case of increased residential development along a town road warranting a lesser speed, or in the case of inadequate stopping site distance at crest or sag vertical curve locations, potentially creating a traffic safety hazard. Towns can only lower county-established speed limits to 45 mph without having to obtain special county approval. Based on this discussion, the commission felt speed should only be reduced for public safety, not for the maintenance of the roads.
- V. Discuss and Possibly Take Action on Raising Fees for New Construction.** After discussion, motion Kanouse/Vandoske to recommend to the Town Board to add the administrative building permit fee for new construction in addition to the inspection fee; carried 6-0. Motion Vandoske/Kanouse to recommend to the Town Board to raise the administrative building permit fee to \$5 cost per \$1,000, or fracture thereof in value plus \$25 administrative fee; carried 6-0.
- VI. Discuss and Possibly Take Action on Building Inspections for Additions.** After discussion, motion Kanouse/Mayer to recommend to the Town Board all building projects over \$15,000.00 require inspections. Fee to be as listed for new construction; carried 6-0.

VII. Review and Possibly Take Action on Chapter 10 Land Division Ordinance. After discussion, motion Vandoske/Kanouse to recommend to the Town Board that the following changes be made to Chapter 10 of the Town Ordinance: 10.03 G "...ordinance shall only be in a form which the Town ~~Board~~ **Attorney** deems secure..."(page 10-17); 10.03 G (4) "The Applicant shall guarantee all improvements for a period of ~~one (1) year~~ **two (2) years** from the date of the acceptance..." (page 10-17); 10.03 G (4) "...financial surety (such as performance bond or irrevocable letter of credit) of ~~fifteen (15) percent~~ **twenty (20) percent** of the construction value..." (page 10-18); 10.09 D (3) (b) "...drainageways and associated structures, the ~~Town of Mosel~~ **retains**..." (page 10-41); 10.10 H "...Town Attorney may be furnished as provided in Section 10.03 ~~(H) G.~~" (page 10-46); 10.11 G "... Section 10.11 ~~(F) F~~ **[no ()]** of this ordinance by an appeal to the Town Board ~~of the Town of Mosel~~"... (page 10-47); carried 6-0.

It is brought to the Town Board's attention the majority of the above-identified Chapter 10 changes are editorial in nature, and therefore, do not warrant additional, special review. These changes were identified during the review process. However, it was recommended that two of the proposed changes be reviewed by the Town's attorney for any possible statutory implications. The first change deals with the suggested increase in the guarantee from a one (1) year to a two (2) year acceptance period. The second change increases the financial surety amount from fifteen (15) to twenty (20) percent of the construction value.

VIII. Set Date for Next Meeting If Necessary. Meeting not necessary at this time.

IX. Adjourn. Motion Wunsch/Mayer to adjourn; carried 6-0. Meeting adjourned at 8:25 p.m.

Al Loth, Chair

ATTEST:

Rachel Rehbein, Clerk-Treasurer

Approved: August 3, 2011