

Town of McMillan

Plan Commission Meeting

27 June 2022, 6:00 p.m. (1800)

Approved Minutes

- Call to Order
- Roll Call: Dorothy Olson – Present; Debbie Davis – Present; Bruce Wineman – Present; Dennis Frank – Present; Carla Mannigel – Present.
- Approve Minutes – May 23, 2022: Move to Approve – Debbie Davis; Second – Dennis Frank. Voice Vote: In Favor – All Aye; Opposed – None.
- Comments/Visitors: Chair requested, with the approval of those from the County Zoning and Planning, that we decide on item “7” on the Agenda then discuss the remainder of the Agenda including questions relative to any specific items that those representing County Zoning and Planning might answer. The Head of CZP, Ms. Laurie Miskimins agreed.
- Town of McMillan Ordinances, in their entirety, were given to each member of the Plan Commission and instructed to become familiar with pages 299 thru 368. Chapter 446. There was a brief discussion concerning the need for the Plan Commission to create a simple and concise check list for Developers to use to make the job easier and more timely, when creating a new subdivision in the Town of McMillan. This created more discussion when members of County Zoning and Planning were introduced, later in the meeting. The primary approach was given by the County Surveyor when he, Dave Decker, PLS suggested that we keep such a list as simple as possible. There is a basic difference between a Minor and Major Subdivision. This was to be addressed in such a check list.
- General Code of Ordinances for Marathon County, Chapter 17 – Zoning Code was recently updated and a copy given to each member of the Town of McMillan Plan Commission.
- Approve/Disapprove Doug and Julie Seehafer zoning change from, Light Industrial to Commercial. Mr. Doug Seehafer was there to present his reasons for requesting a rezone. Essentially, Light Industrial did not fit the description of what his business entailed and limited his use of the property. The change to Commercial would allow appropriate use and was consistent with the Town of McMillan Comprehensive Plan. It was moved by Bruce Wineman to approve the change, Second by Debbie Davis. Roll Call Vote: Dorothy Olson – Aye; Debbie Davis – Aye; Bruce Wineman – Aye; Dennis Frank – Aye; Carla Mannigel – Aye.
- Introduction of the Marathon County Zoning and Planning members present: Laurie Miskimins – Director of County Planning and Zoning for Marathon County; Shad Harvey - Land Resources Manager; Dave Decker – County Surveyor, PLS. There were several issues discussed relative to Subdivisions. The first was relative to water issues and the determiner was considered to be the DNR. This was discussed at several levels but the final determination was that this was a DNR issue. One of the issues that came up for discussion was our restrictions on lot size, this size was buildable lot size and could not include wetlands. Another issue that came up was the availability of County Zoning and Planning staff being available closer than Wausau. Several ways to make this better for both the County and the Township residents. Request was made

by the Chair of the Plan Commission to address this issue. What was suggested, concerning Wetlands, is that there are some vagaries relative to Wetlands. Some of the discussion concerned the differences between the Town of McMillan and Marathon County requirements. There was a suggestion, that we consider comparing Township and County requirements and make them as close as useful for the Township. Ultimately, we need to compare and synchronize the two sets of requirements. The issue of the starting of a clock that ends up requiring consideration by the Plan Commission followed by the Town Board and the Associated Public Hearing relative to getting approval for a Subdivision. The Plan Commission doesn't hold Public Hearings and such a Hearing has a special posting period. There appears to be no current educational programs from the State or Towns Association. It was suggested that the Clerk plays a pivotal role in coordinating our efforts of the Plan Commission, Town Board and those of the County. There was a discussion of how Public Hearings were to be coordinated with the basics occurring around the Town Board. The Surveyor suggested when we are making up our Checklist we send it to him to see if there are any issues that would bring up questions. The issue of who posts a Public Hearing was questioned, it was determined that this must be done by the Clerk. The order of events surrounding the creation of a Subdivision starts with the Rezone of the property, approved by the Town Board and then the Hearing process follows. That has specific requirements that involve the Town Clerk making appropriate posting. That Hearing is not part of a Scheduled Meeting (Town Board or Plan Commission). The discussion did not delineate whether it could precede a Town Board Meeting or Scheduled Plan Commission Mtg... It was established that a Minor Subdivision is four (4) lots or less. A Major Subdivision is five (5) lots or more. In addition, there is a waiting period between the creation of a Minor Subdivision and creating another of that size in order to prevent doing repetitive creation of Minor Subdivisions to circumvent the greater number of requirements for a Major Subdivision.

- Moved to Adjourn by Dennis Frank; Second by Debbie Davis. Voice Vote: Those in favor – All Aye; Opposed – None.
- Prepared by Bruce Wineman, Secretary.