

Gilman Plan Committee Minutes
October 19, 2010

A meeting of the Gilman Plan Committee was called to order at 7:00 p.m. by Chairperson Tom Rauch. Present at the meeting were Chairperson Tom Rauch, Secretary Tracy Peterson, and Lorne Hanson.

September 21 minutes approved

Tom raised discussion on the subject of protecting natural resources. He mainly referred to the storm water management plan and erosion control checklist of the county. After going through the information it shows the county's checklist has solid guidelines in their subdivision ordinance; something close to what we want to follow. This information can be found on the Pierce County website under Pierce County Code Chapter 237 under Subdivision Ordinance. We will keep this in mind as we read more about neighboring towns.

Tracy touched base on utilities and how it would be nice to keep all electrical wiring underground.

Tom raised another issue related to runoff. We may need to look into leveling of land to take slope down. We need to educate ourselves and get an update on this.

There will not be any meetings of the Plan Committee in November or December 2010. We will meet again in January 2012 to continue review of other subdivision ordinances and their specific provisions.

Submitted by,
Tracy Peterson

Gilman Plan Committee Minutes
September 21, 2010

A meeting of the Gilman Plan Committee was called to order at 7:00 p.m. by Chairperson Tom Rauch. Present at the meeting were Chairperson Tom Rauch, Vice Chair Caroljean Coventree, Secretary Tracy Peterson, and Lorne Hanson.

Minutes from July 13 and August 10 were approved.

Discussion on how to fill Renne Soberg's seat. He has moved away and his seat needs to be filled for there is a requirement of having 5 active members. Lorne is the Town Chairman and is the individual who can pick the person to fill his seat for the duration of Renne's original term.

Lorne had received an updated proposal for the County land subdivision ordinance. It is located on the County's website under, County Land Management Committee. We will look at it to review their criteria and get an understanding of how it can compare to our thoughts of how we would like Gilmans to be.

Tom looked up information on the County's surface drainage water standards under Article 5 237-27. He found the Pierce County Land Conservation Department's storm water management plan and erosion checklist. Tom to email this checklist to each Plan Committee team member. Tom is also to ask Andy Pichotta about getting the rough draft of the storm sediment and erosion ordinance.

Lorne had a question wondering who is liable for a failed septic system in the township. The answer is the homeowner. Whether it is 1 house on 20 acres, or 16 houses on 16 different lots within a development and a septic system failed on a house, it is the homeowner who needs to pay to fix and make the situation right. Neither the County nor the Township is liable.

Tracy to contact Andy Pichotta and ask, when a house does have a septic issue and that issue somehow pollutes the aquifer that not only that house but many other houses share, can anyone of the neighbors sue the homeowner who ruined the aquifer?

Caroljean handed out information from a listing of issues addressed in the Gilman Comprehensive Plan that could be used in our subdivision ordinance.

We divided that draft up to review against the County's plan.

Caroljean - Transportation & housing, Tracy - Utilities, Tom- Water Issues & housing, Lorne - Infrastructure

Submitted by,
Tracy Peterson

Gilman Plan Committee Minutes
August 10, 2010

A meeting of the Gilman Plan Committee was called to order at 7:00 p.m. by Chairperson Tom Rauch. Present at the meeting were Vice Chair Caroljean Coventree, Secretary Tracy Peterson, Lorne Hanson, Renne Soberg, Casey Madsen,

July 13 minutes in process

Defining ways and reasons why we would want to start a subdivision ordinance. Going through several things in the Comprehensive Plan we found many things relating to subdivision ordinances. A few examples are addressing standards for topographical drainage conditions, handling traffic congestion, travel patterns, road maintenance, and preserving prime farmland.

We would want all roads to be up to town standards before a subdivision could even be built. If 1 house was built the average increase for road traffic would be another 9 cars per day.

Tom will look into the county surface drainage water standards Article 5 237-27

Lorne to look into septic systems and find out all that he can to give us more clarity on how they will perform out in the country with several houses near one another.

Renne to read about preserving farmland, preservation of steep slopes, surface and ground water, woodlands and wetlands all from Troy Townships comprehensive plan.

Caroljean to read Cliftons subdivision ordinance and also to look into River Falls comprehensive plan and see how they define farmland.

Submitted by,

Tracy Peterson

Gilman Plan Committee Minutes
July 13, 2009

A meeting of the Gilman Plan Committee was called to order at 7:00 p.m. by Chairperson Tom Rauch. Present at the meeting were Chairperson Tom Rauch, Vice Chair Caroljean Coventree, Secretary Tracy Peterson, Lorne Hanson, and Renne Soberg.

June 1 minutes approved

Andy Pichotta was present to give advice and answer questions related to creating a subdivision ordinance.

Andy mentioned that suitability of land for subdivisions would be a character of the land giving people the knowledge of what they can do with that land. He also mentioned that we must always be consistent with approaches to each individual case when things are brought forth. A way to keep control of too much growth at one time would be to limit 5 or more lots within a 5 year period.

A question of how long does an ordinance stay in affect was asked and Andy said that it is up to the Town Board/Plan Commission to decide the duration of time.

Andy mentioned that if we do decide to create a subdivision ordinance that we should adopt a simple ordinance. Once we get our hands around it we can adopt an ordinance that deals more with what we are looking for in our township in more detail.

Andy advised that if a contractor builds a subdivision and we have an ordinance that has rules that need to be followed, we should meet and discuss the plan before building. Though if a developer may sell the development before it is built and a new developer takes over, the plan may change. We need to be aware of any changes through out the entire build process that conflict with any agreements between the township and the developer.

Submitted by,

Tracy Peterson

Gilman Plan Committee Minutes
June 1, 2010

A meeting of the Gilman Plan Committee was called to order at 7:00 p.m. by Chairperson Tom Rauch. Present at the meeting were Chairperson Tom Rauch, Secretary Tracy Peterson, Renne Soberg and Lorne Hanson.

Discussion about creating a subdivision ordinance and weighing in on the pros/cons to making our own. Deciding we need more insight from Andy Pichotta about this topic, Tom will be contacting Andy to present information regarding the county's subdivision ordinance as well as give advice wether or not to continue forward with creating our own.

Tracy to look into Troy Township's subdivison ordinance to get ideas.

Plan committee to look at other existing subdivision ordinances and get more ideas. We will be looking for items that relate to our own township and to see how other ordinances state their plan either being general or a mandated item.

Submitted by,
Tracy Peterson

Gilman Plan Committee Minutes
March 9, 2010

A meeting of the Gilman Plan Committee was called to order at 7:00 p.m. by Chairperson Tom Rauch. Present at the meeting were Chairperson Tom Rauch, Vice Chair Caroljean Coventree, Secretary Tracy Peterson, Lorne Hanson, and Renne Soberg.

February 17 minutes approved

Lorne brought up the suggestion box comment from the last meeting and he will bring it to the board members on the next board meeting to discuss how it will be dealt with.

The planning committee all agreed to recommend that the Town board members vote “Yes” and sign the application for the conditional use permit for the business expansion of “My Coffee Barn”. Referencing from the Town of Gilman’s comprehensive plan we have found that there are several areas where this business will do good for the township.

Key points are as follows - On page 6, under Issues and Opportunities regarding #3 - Employment opportunities: We need greater local employment opportunities. On page 46, under Economic Development Objectives regarding #2 - Promote recreation, tourism, and other small businesses which can operate while maintaining a clean rural environment. Lastly, on page 47, under Recommendations/Policies regarding #1 - A-D.

- A. Directing commercial or industrial development to areas having access to major roads such as highways 29 and 63.
- B. Avoiding encroachment of such development into actively farmed areas.
- C. Minimizing environmental impacts of proposed developments, with special consideration given to more environmentally sensitive areas, such as sites adjacent to waterways or sites with steep, highly erodible terrain.
- D. Minimizing possible conflicts of proposed land use with neighboring properties.

Neighboring towns comprehensive plans are on C.D’s where we can read and see if there are any issues comparing our plan to theirs. We need to look at Martell’s plan which we just received and also Spring Lake’s.

Reviewed a model of a subdivision plan from Andy Pichotta. We also divided other models of subdivision plans so the planning committee can read and gather information. The other models are from UW-Stevens Point, and Oak Grove.

Next meeting to be on April 7 where the planning committee will discuss to either recommend or not recommend ATV road use to the Town board.

Submitted by,
Tracy Peterson

Gilman Plan Committee Minutes
February 17, 2010

A meeting of the Gilman Plan Committee was called to order at 7:00 p.m. by Chairperson Tom Rauch. Present at the meeting were Chairperson Tom Rauch, Secretary Tracy Peterson, Lorne Hanson, Renne Soberg, Andrea Weiland, and Pete Esanbock.

Pete Esanbock came forward informing the plan commission about his business plan for his coffee roasting operation. He is going to expand into his old Dairy Barn after the state food preparation standards are followed. After this, he wishes to expand his retail wall in coffee roasting equipment and coffee. He says currently, there have not been any complaints by any neighbors regarding the business he currently has and he also does not feel that the roads will not see anymore traffic than normal. Pete was asked by the Town Board to inform the plan commission about his business plans so the commission can determine whether or not they would recommend a conditional use permit at N8387 County Road I in the Town of Gilman for this coffee roasting operation.

The Town Board meeting on March 10 will be the day the board will make a decision based upon the planning commissions suggestions to issue a conditional use permit or not.

Lorne brought the CD version of the comprehensive plan for the Town of El Paso, Spring Valley, and for Pierce County. The plan commission is to look over and determine if there are any conflicts from the Town of Gilman's plan and these 2 plans.

Andrea Weiland presented information regarding ATV safety issues.

Andrea also asked the plan commission to develop a complaints suggestion box for people to place complaints without having to actually talk to someone in fear of retaliation from an outside party whom this complaint may affect.

Brad Ray from Pierce county land management wrote a letter regarding the placement of telephone poles that would deliver high speed internet to the area. His letter is requesting permission to place these poles in the ditches along county roads. A suggestion will be given to the Town Board.

Tom to contact Andy Pichotta for information on a model for subdivision ordinances.

Next meeting March 9, 2010 which will cover a model for subdivision ordinances, coming to a conclusion for a recommendation to the Town Board regarding ATV's being able to drive on all roads within the Gilman Township.

Submitted by,
Tracy Peterson