

**TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES**

June 1, 2022

A meeting of the Plan Commission of the Town of Fredonia was held on the June 1, 2022 in the Town Hall, 242 Fredonia Avenue. Chairman Leider called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. This meeting was properly noticed having been posted in 3 public locations within the Town of Fredonia and a copy of the agenda was sent to the local newspapers and posted on the Town website.

Present:

Chair: Chairman Lance Leider

Members: Steve Jentges, Steve Paulus, Doug Winquist, Chris Janik, Paul Lundh, Bill Koeppen

Absent:

Secretary: Tom Mishefske, Town Clerk

Other: Supervisor John Depies

Approval of Agenda: A motion to approve the Meeting agenda was made by S. Paulus; second by P. Lundh; carried.

Minutes: A motion to approve the minutes from the May 4, 2022 plan commission meeting was made by D. Winquist; second by S. Jentges; carried.

Public Comments: Chris Luft wanted to clarify the zoning of the N6326 Camp Awana Road property. The existing 20.32 acre property is zoned A-1 with a C-1 and C-2 overlay. In the past Chris and the Stony Hill Trust were opposed to rezoning the entire property to C-2. They would be agreeable to a zoning change that changes the A-1 area of proposed Lot #1 to C-2 and keeps the ponds and wet land area of the proposed Lot #1 as C-1. Lot #2 would become C-2.

Consideration of a revised Land Division and Zoning change: Discussion and possible action on a revised request by Kevin Parish for a land division for the property at N6326 Camp Awana Road, owner, Shotz, LLC, (Tax ID # 04-018-06-002.00, 20.32 acres) (1st Appearance for revised CSM). The revised CSM divides the property into two parcels, Lot #1-13.1765 acres and Lot #2-6.1402 acres. The larger lot includes a principle building, pole barn and shed. The smaller lot is vacant land. The current zoning of Lot #1 is A-1 (non-conforming) and C-2 with the wetlands and ponds C-1 (as delineated by the Ozaukee County Land Use Map). This revised land division will require a zoning change, Lot #1 would become C-2 with the wetlands and ponds remaining as C-1 as delineated by the Ozaukee County Land Use Map) and Lot #2 would be C-2. A motion was made by D. Winquist to refer this matter to the June 8, 2022 Town Board meeting for consideration of scheduling a public hearing no sooner than the July 13, 2022 Town Board meeting contingent upon this matter returning to the July 6, 2022 Plan Commission for a 2nd appearance; second by S. Paulus, carried.

Adjourn; Motion to adjourn at 7:45 pm by S. Jentges; second by S. Paulus; carried.

Tom Mishefske, Clerk