

**TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES**

September 1, 2021

A meeting of the Plan Commission of the Town of Fredonia was held on the September 1, 2021 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. Clerk Eichner did confirm that a quorum was present and the Commission could move forward.

Present:

Chair: Chairman Lance Leider

Members: Bill Koeppen, Steve Jentges, Paul Lundh

Absent: Chris Janik, Doug Winquist, Steve Paulus

Secretary: Bob Eichner, Clerk

Other: Supr. John Depies (observer)

Minutes: A motion to approve the minutes from the August 4, 2021 plan commission meeting was made by B. Koeppen; second by P. Lundh; carried.

Public Comments: Several residents spoke regarding the consideration of removing the deed restriction from the Stageman deed. Linda Mehoke spoke to the fact that the restriction was put on the deed at the request of the adjacent land owners to prevent unrestricted, future division of the Stageman property. Pat Bialzik said she was not properly noticed about the public hearing and felt this was not a legal meeting. It was explained that this is not a public hearing only an item on the regular meeting which was properly noticed, including noticing the adjacent land owners by certified mail. Chris Luft also believed that this restriction was in place to allow the adjacent land owner some control on the future subdivision of this land. Ms. Luft also believed that the Werner property should be divided differently and presented an alternate plan creating 3 lots instead of the 4 proposed by the Werner's.

Presentation of a Preliminary Certified Survey Map and Zone Change: Timothy and Cathy Werner presented a preliminary CSM of their property at the northwest corner of CTH I and Fredonia Kohler Road for consideration. While the commissioners present found merit in the Werner's proposal, a majority wanted to make a site visit before making any further decisions. This item will be held until next month. No further action was taken.

Presentation of a Revised CSM Zone Change: The commission once was presented with a new Rezone request for the N6326 Camp Awana Road parcel previously approved. The previous zone change request was for A-1 to C-2 only. The C-1 overlay district for the on-site wetlands and ponds was omitted. A motion to recommend the new zoning from A-1 non-conforming to C-2 with a C-1 Overlay was made by L. Leider; second by S. Jentges; carried.

Consideration of a Deed Restriction Release: The commission considered a request from the Town Board to remove the restriction on the Deed for Kevin and Dona Stageman W3835 County Road H. The commissioners agreed that the restriction was discriminatory and prevent need growth in the Town. A motion to recommend removal of the deed restriction to the Town Board was made by B. Koeppen; second by P. Lundh; carried

Consideration of establishing a Berm Ordinance: Several commissioners made comments on the proposed Ordinance, but the consensus was to wait until more of the commissioners made input before proceeding with a final draft.

Discussion on Waubeka Mill/Button Factory disposition: No new discussion.

Adjourn; Motion to adjourn at 8:47pm by S. Jentges; second by B. Koeppen: carried

Bob Eichner, Clerk