



Plan Commission Meeting
Monday, April 1, 2024
5:30p.m.

LOCATION OF MEETING: 96 RUSSELL DRIVE

Meeting Minutes

- 1. Call to Order, Roll Call:** Chairman Randy Soerens called the meeting to order at 5:30 pm. Commission members present included Jeff Schultz, Peter Lederer and Randy Soerens. Barbara Ruege attended virtually. John Schluechtermann arrived at 5:32 pm. Mike San Felippo arrived at 6:44 pm. Village employees present included Clerk/Treasurer Stephanie Waala. For additional attendees see attached sign in sheet.
- 2. Discussion and Possible Action to approve the March 18, 2024, meeting minutes.**

Member Lederer made a motion to approve as submitted, motion was seconded by Member Schultz. Motion carried 3-0, Rand Soerens abstained.

- 3. Discussion related to Village Zoning Ordinances.**

Member Lederer informed the board that he received an inquiry as to if the village has a minimum setback or fall zone in their ordinance related to towers. He felt it was an item to be address and the current ordinance only has a tower maximum height. Chairman Soerens informed the board that when the tower that was put up on the Bertram property this ordinance was not in place.

Member Schultz inquired as to would insurance be a factor in determining the requirements. Chairman Soerens informed the board that would be a responsibility of the property owner. Only concern would be that it is not in a residential district. Member Schluechtermann informed the board that they are currently only permitted in M-2 districts.

Member Lederer informed the board that with current towers there is discussion of cell frequency studies and wonders if making this a requirement is allowable. Member Schluechtermann informed the board that it may be a legal issue.

Member Schluechtermann informed the board that the fall zone is not always the height of the tower. They are built to collapse within themselves. He reviewed the wind turbine section and there are setbacks. Bill Goehring from the Town of Sherman informed the board that their ordinances do have a fall zone and that they were required to have it when making their ordinance. Additionally, they also require a tower as a conditional use.

Member Lederer informed the board that the building inspector checked the communities he works in and did not see anything similar to requiring setback. Member Schluechtermann informed the board that the wind turbine section lists the setbacks as 1.5 times the height because it is a solid structure. Additionally, there are no setbacks currently listed in the M-2 district.

Member San Felippo inquired if the board would be available to meet next week to gather more information. Duane Urbanski informed the board that the finance committee meets at 5:30 on Monday the 8th and would need to know if they need to change their time. It was determined that the Finance Committee will meet at 5:30 and the Plan Commission at 6:30 on April 8th.

4. Adjourned at 6:51 pm.

Items on the Agenda may be taken out of order as listed. Created by Stephanie Waala on 04/04/2024.

WI Open Meeting Law (Wis. Stat. 19.83(2) and 19.84(2)) In general, the open meetings law grants citizens the right to attend and observe open session meetings of governmental bodies but does not require a governmental body to allow members of the public to speak or actively participate in the body's meeting. A governmental body is free to determine for itself whether and to what extent it will allow citizen participation at its meetings.