

**Town of Primrose
Planning Commission**

Meeting Minutes

April 6, 2009

Attendance: Joshua Dein, Bill Haack, Gretchen Hayward, Jerry Judd

1. Meeting was called to order at 7:45 pm.
2. Approval of minutes from February 2 and February 7, 2009. Judd/Hayward
3. Lori Seaton presented a preliminary Certified Survey Map of the property owned by Richard Lehrer on Nessa Road. A split of about 31.9 acres is shown, with a 4 acre parcel outlined by dotted/red lines. It is proposed that a house would be placed within these lines, and that they would like to move forward to the County to rezone from 1-AEx to RH-4. Previous site visits have favorably reviewed potential building sites. The Planning Commission approved this request, 3-0 (1 abstention) and will forward to the Town Board for action, which was scheduled for April 21.
4. Greg Dalbey requested information from the Commission on policies regarding the placement of a 500 watt wind turbine on his property, 8904 CTH G. This would be about a 30-40 foot structure of 1 1/2 inch pipe stabilized with guy wires. A comment was made about potential noise, but there was limited guidance from the Town on this issue. Greg was referred to another resident who had previously come before the Town Board on a similar request, and also to Brian Standing at the County for additional information.
5. Jerry Judd is requesting a site visit for approval of existing parcels, although he has no current plans to build. A site visit was tentatively scheduled for April 18 @9am. Meet between 9033 and 9092 CTH G.
6. There was little discussion about the density study, as this will be covered under the Comprehensive Planning process. Brian Standing is to provide a 1981 base map from which to work.
7. Dawn Haag presented information from a County document comparing interpretations of densities on substandard parcels. As the Planning Commission did not have copies of the document to review, neither substantive discussion or any action was taken.
8. No business for the next meeting was presented
9. Approval of motion to adjourn @ 8:35pm. Hayward/Judd

Submitted by Joshua Dein