

Notices posted in the 3 posting places and on the Town Garage. The Town of Metomen Zoning Board of Appeals met at the Town Hall on June 27, 2013 at 7:00pm. All present signed the poll list.

Tom Davis was introduced to replace Kim Michaelson.

Ken Jaworski with Martenson and Eisele, addressed the details needed for us to complete our Working Lands Draft. 30 days notice of ordinance is required for public hearing.

Jeff Amend noted he does not want to restrict townspeople with a ratio of more than 1:20

1 Acre is needed to create a non-farm parcel.

Maximum of 4 lots per contiguous acres.

If less than 20 acres, they will have to apply for permitted use.

Ken: if someone wants to sell, they can sell, with a cleaner sale to a farmer.

Scott suggested for consideration to accommodate those who have bought the 35 A in the past for building a home to look at 1:35 or 1:34 acre ratio.

Darwin Ebert made a motion to place a 1:20 Acre ratio to follow the state's ratio of the same.

Chris Retzlaff made a motion, 2nd by Pearl Schicker for a 1:40 Acre ratio recommendation to the Town Board.

Ken noted that the Base Tract cannot change once it's locked into State-Approved Plan.

Cindy will ask Dorothy for a list of owners who own 21 to 35 A to 40 A to show how many would be affected by the ratios.

Cindy will ask Dorothy about a statistic from 2001 that we had 28 new single family constructions in that year. It appears, it could be more of the total new family constructions to date at that time.

Zoning Board Resolution 2013-1 per agenda with the recommendation for amendment to the current Comprehensive Plan. Motion made by Darwin Ebert/Chris Retzlaff to approve the resolution as amended subject to the corrections as identified and discussed in the preliminary draft.

Cindy will email the ZBOA the draft from Ken, post on website and print copies for public review.

Future agenda items: none at this time

Future Meeting Dates:

Public Hearing – Town Hall – Zoning Board of Appeals – Review for approval Working Lands Amended Chapters 1,2,&7. – August 5, 2013. Cindy to publish for public hearing.

Respectfully Submitted,
Cindy Sheskey