

# *Town of Horicon Planning Board*

Minutes of September 21, 2011

**Members Present:** Bill Bruce, Doug Paton, Harry Balz, Jim Remington, Mike Raymond, Alternates: Georgia McMeekin, Matt Simpson

**Members Absent:** None

**Others Present:** Zoning Administrator Gary McMeekin, Town Board member Bob Olson, ZBA Chairperson Gary Frenz, ZBA member Curt Castner

**Guests Present:** Louis Russo, Bob Higgins, Bill McGhie, Deanne Paull, Trevor LaBarge

Pledge

**The regular meeting of the Planning Board** was called to order by Chair, Bill Bruce at 7:00 PM.

**Old Business: File # 2011-06 CU Tax Map 88.14-1-3 Charles (Jack) and Eleanor Higgins** - Robert Higgins submitted a revised schedule to the board. Bill Bruce stated that a public hearing should be held regarding a modification of conditions imposed on a Conditional Use Approval. A brief discussion ensued. Bill Bruce made a motion to schedule a public hearing October 19<sup>th</sup>, 2011 at 7PM, to reconsider operation hours, 2<sup>nd</sup> by Jim Remington. Bill Bruce Aye, Jim Remington Aye, Doug Paton Aye, Mike Raymond Aye, Harry Balz abstained.

**Minutes:** Harry Balz made a motion to accept the minutes as written 2<sup>nd</sup> by Doug Paton All Ayes.

**New Business: File #2011-09AD Tax Map 54.-1-24.21 Phyllis Cleveland (Kerry Armstrong)** Pre-Application for Minor Subdivision. Kerry Armstrong stated that he tried to get 2 acres for Phyllis Cleveland's granddaughter but the APA stated that this would not fall under the gift regulations and must have a minimum of 10 acres. Bill Bruce stated that this is a Class A project as there are wetlands on the 2+/- acre parcel. Kerry Armstrong stated that he is going through the process with the APA and is here to see if the board has any concerns. Jim Remington asked if the 2+/- acre parcel is build able. Kerry Armstrong stated that the plan is to put a home on the 2+/- acre parcel and the APA "seems to be ok with it". Bill Bruce stated that the 10+/- acre parcel on the other side of South Ike Hayes Road is only to make up for the minimum 10 acre requirement and there are no wetlands on the larger parcel. Bill Bruce asked if the 10+/- acre parcel could be sold in the future. Kerry Armstrong stated that the 10+/- acre parcel could not be sold without APA approval and the goal is to place the home on the smaller parcel. Brief discussion ensued regarding the variance request at the ZBA and Section 13.20 Double Frontage lots. Doug Paton stated that the variance must be obtained before going forward with the Minor Subdivision application but there was "no major problem" with this proposal and this board will wait for the ZBA and APA's review.

**Board Privilege:** Discussion regarding the changes made by the Zoning Committee

Being no further business before the board, the Meeting was adjourned at 7:25 PM

Respectfully submitted  
Christine Hayes