

1 A regular monthly meeting of the Newbold Plan Commission was held at the Newbold Town
2 Hall on Thursday, January 7, 2010 beginning at 4:30 PM.

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4 **Members in attendance:** Chmn. Bob Metropulos, Vice-Chmn. Mike Sueflohn, Dan Chronister
5 Sr, Bob Estabrook, John Granger, Richard Guidinger, and Ed Hammer

6 **Members absent: None**

7 **Audience:** Scott Casanovo of SLC Consultants representing AT&T Mobility; James Cheshire
8 of Cell-Comm;

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10 **Call the meeting to Order:** Chmn. Metropulos called the meeting to order at 4:30 PM. The
11 Agenda for this meeting was properly noticed by posting on January 4, 2010 a copy on each of
12 the three (3) Town bulletin boards. For informational purposes, a copy of the Agenda was
13 also posted on the Town website.

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15 **Motion to amend the order of business and proceed with a discussion regarding an
16 Administrative Matter:**

17 Mike Sueflohn moved amend the order of business for this meeting to discuss an
18 administrative problem regarding the construction of an AT&T Mobility communications tower
19 on property in the NE NE qtr-qtr of Section 5, T37N, R8E at 5340 Bridge Rd., McNaughton, Wi;
20 motion seconded by Ed Hammer.

21 **Action:** The motion was passed by a unanimous voice vote. See discussion under item 3.4 –
22 Administrative Matters.

23
24 **1.0 Approve minutes for December 5, 2009 Regular Monthly Meeting**

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26 **1.1** Bob Estabrook moved to approve the minutes of the subject meeting; Mike Sueflohn
27 seconded the motion. Motion passed with a vote of 6 aye with Chmn. Metropulos
28 abstaining as he was not present at the subject meeting.

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30 **2.0 Continued discussion on Chapter 13 Land Division Ordinance revisions for
31 recommendation to the Town Board:**

32 **Discussion :**

33
34 **2.1 Density of development standards for Multiple-Family Dwelling Units located on
35 on-water parcels –**

36 Discussion began with a review of the history and methodology originally used in the
37 late 1990's for developing the parcel/lot size(s) and Riparian Frontage Width(s) (RFW)
38 standards included in the existing Land Division Ordinance.

39 Discussion continued regarding the pros/cons of: using a "25% multiplier factor",
40 similar to what was decided for minimum lot sizes for off-water lots/parcels permitting
41 multiple-family dwelling units.

42 No consensus of agreement was achieved. Discussion will continue at a future
43 meeting.

44
45 **2.2 Discussion regarding how to regulate density of development for a Condominium
46 Plat involving the division of undeveloped lands as opposed to a Condominium
47 Plat describing the conversion of an existing parcel with existing structures – No
48 discussion**

Actions -- no formal actions were taken.

3.0 Administrative matters for review, discussion and/or action by Commission Members concerning general Plan Commission activities, Town Board discussions/actions, County Planning and Zoning Dept. activities, project updates, correspondence, set next meeting date and future agenda items:

3.1 Mr. Scott Casanova of SLC Consultants, agents for AT&T Mobility, the owners for the proposed communications tower appeared at the Commission meeting. He was not on the agenda.

Chmn. Metropulos suggested to the Members that a Special Meeting of the Plan Commission be held on January 14, 2010 at 5:00 P.M. at the Newbold Town Hall for the specific purpose of discussing Mr. Casanova’s firm’s project for the construction of a communications tower on property in the NE NE qtr-qtr of Section 5, T37N, R8E at 5340 Bridge Rd., McNaughton, Wi.

The Members agreed with Chmn. Metropulos request for scheduling a special meeting. This meeting continued as per the posted agenda, beginning with item 1.0 – Approval of prior meeting minutes.

3.2 Chairpersons report – None

3.3 Correspondence, if any – None

3.4 Suggested Future Agenda items –

3.4.1 Continued discussion regarding review/update of the Land Division Ordinance focusing on developing density standards for on-water multiple-family developments and;

3.4.2 Pros/cons of including details for “Conservation Developments” in the revised Ordinance.

3.5 Future scheduled meeting dates--

3.5.1 A special meeting on January 14, 2010 at 5:00 PM at the Town Hall for discussion of a project to construct a 300-ft communications tower in the NE NE qtr-qtr of Section 5 T37N R8E at 5340 Bridge Rd., McNaughton, Wi, and;

3.5.2 A regular monthly meeting on February 4, 2010 at 4:30 PM at the Town Hall.

4.0 Public comment/communication period as per Wis. Stats. 19.83(2) and 19.84(2):

None – no audience members were present.

5.0 Adjournment: Mike Sueflohn moved to adjourn the meeting; motion seconded by Ed Hammer motion passed without negative vote. Chmn. Metropulos adjourned the meeting at 6:25 P.M.

John P. Granger, Secretary