TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: November 16th 2016

Commission Members: Phil Vosberg(Chairman), Werner Vogel, Dave Engerman, Rich Schindler, & Tony Wels.

Meeting Date: November 16, 2016

Minutes:

1) Call to order

   Meeting called to order at 6:00 P.M.

2) Roll Call/Introductions:

   Commission members present: Chairman Phil Vosberg, Werner Vogel, Rich Schindler, & Tony Wels. Jim Schindler absent. Also present were Derek McGrew and Ken Franzen; Bug Tussel Wireless representatives, and numerous township residents.

3) Agenda reading and approval:

   Agenda read with changes as follows: *"discuss and schedule (2) driveway inspections.* Motion to accept & approve changes made by Werner Vogel, second by Rich Schindler. Motion passed.

 4) Minutes reading and approval:

September 15, 2016 meeting minutes read with no changes. Motion to approve made by Rich Schindler, second by Tony Wels. Motion passed.

5) Chairman's report:

Chairman Vosberg explained to everyone the changes to town board due to untimely death of Town Chairman Alois Mayer. Changes as of 11-07-2016; Chairman – Todd Hasse, 1st Supervisor Chad Spotts, 2nd Supervisor Mike Lambert. Secretary and Treasurer positions remained unchanged.

6) Commission Business. Chairman Vosberg explained the scope of this meeting was to review information provided by Bug Tussel, hear comment from Bug Tussel Wireless representatives, take questions/comments from residents, make inquiries of compliance to Bug Tussel Wireless, and ultimately decide how Planning Commission will advise Town Board to act on the Conditional Use Permit application of building a wireless internet tower on the Bob & Carol Stauffacher property. Location address is W5746 Iliff Rd, Monroe WI 53566. Derek McGrew stated the tower height has changed from 185 feet (overall height), to 149 feet (overall height).

7) Upon completion of listening to Bug Tussel Wireless representatives, public comments, and discussion between Planning Commission members, the Planning Commission has resolved, by way of motion, to approve the Conditional Use Permit application of Bug Tussel Wireless for building a communication tower, currently proposed to be 149' (overall height), on the Stauffacher premise, address listed above; ***with the following conditions:***

    📖 As a means to assure the Town of Monroe that applicable ordinances and regulatory requirements under other jurisdictions are adhered to:

      Compliance with the applicable provisions of Title 11, Chapter 6 of the City of Monroe Code of Ordinances regulating construction in the proximity of the City of Monroe Airport;

      Compliance with applicable provisions of the Code of Federal Regulations, including those found in 14 CFR part 77 administered by the FAA, regulating construction in the proximity of the City of Monroe Airport;

⬧ Any change in specifications for the construction of the communications tower will require resubmission to town board to determine whether changes are material, so as to require a new conditional use permit;

⬧ Driveway permit secured from Town of Monroe;

⬧ Payment of the $50 application fee, if not already done so, and reimbursement to the Town of Monroe for out-of-pocket costs incurred by town board in reviewing the application.

⬧ Applicant will resubmit an amended application under the proposed site's landowner's name; including landowner's name, address, telephone number, signature, and date.

Motion to approve made by Rich Schindler, 2nd by Werner Vogel. Motion passed.

8) Driveway inspections: County Clerk requested a weekday for inspections, for a driveway of new construction for Pleasant View complex. A driveway inspection will need to be scheduled for Bug Tussel Wireless for construction of tower mentioned above. Phil to coordinate with County Clerk and Bug Tussel Wireless and will notify commission members of date and time.

9) Adjournment

Motion to adjourn meeting was made by Rich Schindler, 2nd by Werner Vogel. Motion passed. Meeting adjourned at 7:06 P.M.

TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: August 18th 2016

Commission Members: Phil Vosberg(Chairman), Werner Vogel, Dave Engerman, Rich Schindler, & Tony Wels.

Meeting Date: August 18, 2016

Minutes:

1) Call to order

    Meeting called to order at 6:04 P.M.

2) Roll Call

    Commission members present: Chairman Phil Vosberg, Werner Vogel, Dave Engerman, Rich Schindler, & Tony Wels.

    Township board members present: Chairman Alois Mayer, Secretary Karen Sutter, 1st Supervisor Todd Hasse.

    Monroe Clinic represented by Mike Sanders, Steve Borowski, Carla Stadel, & Jessie Duff from Fehr & Graham.

3) Agenda fell under township's monthly meeting agenda when town-chair requested Planning Commission to conduct public hearing for Monroe Clinic Hospice facility Conditional Use application.

4) Minutes reading and approval.

   November 2015 meeting minutes tabled. Motion made by Chairman Vosberg, second by Dave Engerman. Motion passed.

   5) Chairman's report.

   Chairman Vosberg explained the scope of this public hearing is to hear explanation from Monroe Clinic personnel on the proposed Hospice facility, ask for the public's comments or questions, and have the Planning Commission make an informed decision on proposed construction of facility.

   Monroe Clinic personnel explained/described facility layout and use.

   Township residents able to ask questions and commented in positive manner of this facility.

   6) Commission Business. Upon completion of question & answer session between township residents and Monroe Clinic personnel, the Planning Commission has resolved, by way of motion, to recommend approval of Conditional Use application for Monroe Clinic to construct an (8) bed hospice facility. Motion made by Rich Schindler, second by Dave Engerman, motion carried.

   7) Adjournment

   Motion to adjourn meeting was made by Tony Wels, 2nd by Werner Vogel, motion carried. Meeting adjourned at 6:52 P.M.

TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: November 12th 2015

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Dave Engerman, Rich Schindler, Tony Wels.

Meeting Date: November 12, 2015

Minutes:

1) Call to order

   Meeting called to order at 6:06 P.M.

2) Roll Call

   Members present: Phil Vosberg, Tony Wels, Werner Vogel, Dave Engerman. Absent – Rich Schindler.

3) Open meeting notices

   Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, East Side   Farm Equipment, and Sloan Implement. Also emailed to Times Agenda and WEKZ calendar of events.

   4) Agenda approval/changes. November agenda approved as written-motion to approve made by Werner Vogel, second by Dave Engerman, motion carried.

5) Minutes reading and approval.

   No recent meeting minutes to approve.

6) Chairman's report.

Chairman Vosberg explained the scope of this meeting is to update the township's current Land Use Comprehensive Plan, a 10 year requirement established within the plan. Vosberg continued with a brief history of how the plan was developed and implemented with a great deal of help from the Southwestern Wisconsin Regional Planning Commission (SWRPC).

7) Commission Business.

After the committee reviewed the current plan it was noted the Town Board and Planning Commission members listing needs to be updated, a zoning map of the township needs updating, and the commission will seek advice from SWRPC on other elements of the plan that may need updating. Chairman Vosberg will contact a representative of SWRPC for guidance.

8) Adjournment

Motion to adjourn meeting was made by Dave Engerman, 2nd by Werner Vogel, motion carried. Meeting adjourned at 8:24 P.M.

TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: April 16th 2013

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: April 16th, 2013

Minutes:

1) Call to order

   Meeting called to order at 6:45 p.m. by chairman Phil Vosberg.

2) Roll Call

   Members present: Werner Vogel, Dave Engerman, Rich Schindler, Tony Wels

   Town Board member(s) present: Allie Mayer,

   Public present: Eric, Jane, & Wendy Skelton.

3) Open meeting notices

Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Eastside Farm Equipment, Monroe Times, & WEKZ.

4) Agenda approval/changes

Agenda was approved as written. Motion to approve made by Dave Engerman, second by Rich Schindler , motion carried.

5) No old business.

6) New business. After 6:00 p.m. site visit to the residence and property of Eric & Jane Skelton W5841 Old Argyle Road, committee went to town hall to discuss their Conditional Use Application for greenhouse retail, raising chickens, ducks, and rabbits. A motion was made by Dave Engerman to recommend the Town of Monroe Board to grant a Conditional Use Permit to Eric & Jane Skelton, contingent upon a favorable response from a public hearing on this application. Werner Vogel 2nd , and the motion carries.

7) Adjournment

Motion to adjourn meeting was made by Rich Schindler, 2nd by Werner Vogel, motion carried. Meeting adjourned at 7:38 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: September 6th, 2012

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: September 6th, 2012

Minutes:

1) Meeting called to order at 8:35 p.m.

2) Roll Call

   Committee members present: Phil Vosberg, Rich Schindler, Werner Vogel, & Tony Wels.

   Town Board members present: none.

   Public present: none

3) Open meeting notices

Meeting notices were posted for the public at Monroe Times, WEKZ, & Green County Spotlight, East Side Farm Equipment, Monroe Town Hall, MonroeTownship Recycle Center.

   4) Agenda approval/changes

Agenda was approved as written. Motion made by Rich Schindler, 2nd by Werner Vogel. Motion carried.

5) Minutes of last meeting reading and approval

   Meeting minutes reading and approval-motion to approve by Rich Schindler, second by Tony Wels. Motion carried.

   6) Chairman's report.

Farmland Preservation meeting of 2/15/12 was attended by Phil Vosberg, Werner Vogel and Dave Engerman; and map of township needs to be reviewed again to ensure areas not to be included in program are identified. Minimum parcel size requirements have changed which impact what areas are not allowed in the program.

7) Commission Business

Commission discussed input from the Public Hearing on the Conditional Use Zoning Ordinance draft. Changes to ordinance draft will be made and reviewed at April 5th meeting. Discussed latest Farmland Preservation map of township showing ineligible parcels of 10 acres or less. Commission decided to make an appointment with the Land Conservation Department to finalize this map, and then present to the town board. Appointment date TBD. Land Use Ordinance discussion was tabled by way of motion made by Tony Wels, 2nd by Rich Schindler. Motion carried.

8) Adjournment

Motion to adjourn meeting was made by Tony Wels, 2nd by Rich Schindler, motion carried. Meeting adjourned at 8:55 p.m.

Next meeting is April 5th at 6:00 p.m., Public Hearing first, Planning Commission meeting immediately following.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: August 2nd, 2012

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: August 2nd, 2012

Minutes:

1) Meeting called to order at 8:35 p.m.

2) Roll Call

Committee members present: Phil Vosberg, Rich Schindler, Werner Vogel, & Tony Wels.

Town Board members present: none.

Public present: none

3) Open meeting notices

Meeting notices were posted for the public at Monroe Times, WEKZ, & Green County Spotlight, East Side Farm Equipment, Monroe Town Hall, MonroeTownship Recycle Center.

4) Agenda approval/changes

Agenda was approved as written. Motion made by Rich Schindler, 2nd by Werner Vogel. Motion carried.

5) Minutes of last meeting reading and approval

Meeting minutes reading and approval-motion to approve by Rich Schindler, second by Tony Wels. Motion carried.

6) Chairman's report.

   Farmland Preservation meeting of 2/15/12 was attended by Phil Vosberg, Werner Vogel and Dave Engerman; and map of township needs to be reviewed again to ensure areas not to be included in program are identified. Minimum parcel size requirements have changed which impact what areas are not allowed in the program.

7) Commission Business

   Commission discussed input from the Public Hearing on the Conditional Use Zoning Ordinance draft. Changes to ordinance draft will be made and reviewed at April 5th meeting. Discussed latest Farmland Preservation map of township showing ineligible parcels of 10 acres or less. Commission decided to make an appointment with the Land Conservation Department to finalize this map, and then present to the town board. Appointment date TBD. Land Use Ordinance discussion was tabled by way of motion made by Tony Wels, 2nd by Rich Schindler. Motion carried.

8) Adjournment

   Motion to adjourn meeting was made by Tony Wels, 2nd by Rich Schindler, motion carried. Meeting adjourned at 8:55 p.m.

   Next meeting is April 5th at 6:00 p.m., Public Hearing first, Planning Commission meeting immediately following.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: June 7th, 2012

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: June 7th, 2012

Minutes:

1) Call to order

    Meeting called to order at 6:06 p.m.

2) Roll Call

    Members present: Phil Vosberg, Tony Wels, Werner Vogel, Dave Engerman.

    Town Board member(s) present: Allie Mayer

3) Open meeting notices

Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, & East Side Farm Equipment.

4) Agenda approval/changes. June agenda approved as written-motion to approve made by Dave Engerman, second by Tony Wels, motion carried.

5) Minutes reading and approval.

    April 5th, 2012 meeting minutes read and approved as written-motion to approve by Dave Engerman, second by Werner Vogel. Motion to approve amended so "next meeting date" can be changed from May 3rd to June 7th due to the fact there was no May meeting. Amendment was approved and motion carried.

6) Chairman's report.

Chairman Vosberg explained there are two open projects remaining for the Planning Commission, since the Conditional Use Zoning ordinance was adopted by the Monroe Town Board. Those projects are (in no order) the Farmland Preservation and Land Use Ordinance.

7) Commission Business

Chairman Vosberg asked Town Board chairman Mayer if the Planning Commission needed to pursue development of a Land Use ordinance with the newly adopted Conditional Use Zoning ordinance in place. Chairman Mayer said the Planning Commission can suspend the process at this time, but noted it could be reinstated at any time.

Considering Farmland Preservation plan; the Technical Advisory & Cluster meetings are progressing very slowly and no township in the county has had their map approved yet. However, the Planning Commission is confident with how they have Monroe Township's map marked up, and will continue to attend upcoming meetings to remain current. Since there has been slow progress at the county level, the Planning Commission has decided not to continue monthly meetings until the need arises.

Town Chairman Mayer discussed a request from Jeff Hartwig for a zoning variance for construction of a garage with residential area above. The Planning Commission determined this does not require a conditional use zoning permit from Monroe Township, and recommended the town board approve.

8) Adjournment

Motion to adjourn meeting was made by Werner Vogel, 2nd by Tony Wels, motion carried. Meeting adjourned at 7:06 p.m.

No Planning Commission meeting scheduled for July.

TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: May 3rd, 2012

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: May 3rd, 2012

Minutes:

1) Meeting called to order at 8:35 p.m.

2) Roll Call

Committee members present: Phil Vosberg, Rich Schindler, Werner Vogel, & Tony Wels.

Town Board members present: none.

Public present: none

3) Open meeting notices

Meeting notices were posted for the public at Monroe Times, WEKZ, & Green County Spotlight, East Side Farm Equipment, Monroe Town Hall, MonroeTownship Recycle Center.

4) Agenda approval/changes

Agenda was approved as written. Motion made by Rich Schindler, 2nd by Werner Vogel. Motion carried.

5) Minutes of last meeting reading and approval

Meeting minutes reading and approval-motion to approve by Rich Schindler, second by Tony Wels. Motion carried.

6) Chairman's report.

Farmland Preservation meeting of 2/15/12 was attended by Phil Vosberg, Werner Vogel and Dave Engerman; and map of township needs to be reviewed again to ensure areas not to be included in program are identified. Minimum parcel size requirements have changed which impact what areas are not allowed in the program.

7) Commission Business

Commission discussed input from the Public Hearing on the Conditional Use Zoning Ordinance draft. Changes to ordinance draft will be made and reviewed at April 5th meeting. Discussed latest Farmland Preservation map of township showing ineligible parcels of 10 acres or less. Commission decided to make an appointment with the Land Conservation Department to finalize this map, and then present to the town board. Appointment date TBD. Land Use Ordinance discussion was tabled by way of motion made by Tony Wels, 2nd by Rich Schindler. Motion carried.

8) Adjournment

Motion to adjourn meeting was made by Tony Wels, 2nd by Rich Schindler, motion carried. Meeting adjourned at 8:55 p.m.

Next meeting is April 5th at 6:00 p.m., Public Hearing first, Planning Commission meeting immediately following.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: April 5th, 2012

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: April 5th, 2012

Minutes:

1) Meeting called to order at 6:04 p.m.

2) Roll Call

   Committee members present: Phil Vosberg, Rich Schindler, Werner Vogel, Dave Engerman & Tony Wels.

   Town Board members present: Karen Sutter, Allie Mayer.

   Public present: none

3) Open meeting notices

   Meeting notices were posted for the public at Monroe Times, WEKZ, & East Side Farm Equipment, Monroe Town Hall, Monroe Township Recycle Center.

4) Agenda approval/changes

   Agenda was approved as written. Motion made by Dave Engerman, 2nd by Rich Schindler. Motion carried.

5) March minutes reading and approval

   Meeting minutes reading and approval-motion to approve by Werner Vogel, second by Tony Wels. Motion carried.

6) Chairman's report.

Discussed expiring terms of Dave Engerman and Tony Wels (June of 2012), and asked if they would stay on the committee for another 3 years. Both Engerman and Wels said they would. Remaining committee members Vosberg, Vogel & Schindler's terms all expire in June of 2013.

7) Commission Business

Land Use Ordinance discussion tabled by motion made by Dave Engerman, 2nd by Werner Vogel, motion carried. Conditional Use Zoning Ordinance: reviewed draft of ordinance, application, and permit dated March 1st 2012. A motion was made by Rich Schindler, 2nd by Dave Engerman and the motion carried to recommend to Town of Monroe Board to consider adoption of Conditional Use Zoning Ordinance draft dated March 1st, 2012 Farmland Preservation Program: meeting on 4/2 with the Land Conservation Department; Phil, Werner & Tony attended. Discussed Ag Enterprise Areas and scheduled next Cluster meeting on 4/23 at 7:00 PM to review map with LCD to ensure agricultural areas marked on township map are correct. Another meeting date TBD to finalize maps and hopefully implement program by the end of 2012. Monroe Town Board meeting is 4/19, annual meeting is 6:00 PM, regular meeting to follow. Phil, Rich, & Dave tentative to attend.

8) Adjournment

Motion to adjourn meeting was made by Rich Schindler, 2nd by Dave Engerman, motion carried. Meeting adjourned at 8:23 PM.

Next meeting is May 3rd at 6:00 p.m., Public Hearing first, Planning Commission meeting immediately following.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: March 1st, 2012

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: March 1st, 2012

Minutes:

1) Meeting called to order at 8:35 p.m.

2) Roll Call

   Committee members present: Phil Vosberg, Rich Schindler, Werner Vogel, & Tony Wels.

   Town Board members present: none.

   Public present: none

3) Open meeting notices

   Meeting notices were posted for the public at Monroe Times, WEKZ, & Green County Spotlight, East Side Farm   Equipment, Monroe Town Hall, Monroe Township Recycle Center.

4) Agenda approval/changes

   Agenda was approved as written. Motion made by Rich Schindler, 2nd by Werner Vogel. Motion carried.

5) Minutes of last meeting reading and approval

   Meeting minutes reading and approval-motion to approve by Rich Schindler, second by Tony Wels. Motion carried.

6) Chairman's report.

   Farmland Preservation meeting of 2/15/12 was attended by Phil Vosberg, Werner Vogel and Dave Engerman; and map of township needs to be reviewed again to ensure areas not to be included in program are identified. Minimum parcel size requirements have changed which impact what areas are not allowed in the program.

7) Commission Business

   Commission discussed input from the Public Hearing on the Conditional Use Zoning Ordinance draft. Changes to ordinance draft will be made and reviewed at April 5th meeting. Discussed latest Farmland Preservation map of township showing ineligible parcels of 10 acres or less. Commission decided to make an appointment with the Land Conservation Department to finalize this map, and then present to the town board. Appointment date TBD. Land Use Ordinance discussion was tabled by way of motion made by Tony Wels, 2nd by Rich Schindler. Motion carried.

8) Adjournment

   Motion to adjourn meeting was made by Tony Wels, 2nd by Rich Schindler, motion carried. Meeting adjourned at 8:55 p.m.

   Next meeting is April 5th at 6:00 p.m., Public Hearing first, Planning Commission meeting immediately following.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: February 2, 2012

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: February 2nd, 2012

Minutes:

1) Meeting called to order at 6:05 p.m.

2) Roll Call

Committee members present: Phil Vosberg, Rich Schindler, Werner Vogel, Dave Engerman & Tony Wels.

Town Board members present: Allie Mayer, Karen Sutter & Chad Spotts.

Public present: none

3) Open meeting notices

Meeting notices were posted for the public at Monroe Times, WEKZ, & Green County Spotlight.

4) Agenda approval/changes

Agenda was approved as written. Motion made by Dave Engerman, 2nd by Rich Schindler. Motion carried.

5) Minutes of last meeting reading and approval

Meeting minutes reading and approval-motion to approve by Rich Schindler, second by Werner Vogel. Motion carried.

6) Chairman's report.

Nothing to report.

7) Commission Business

Discussed township map to be presented at next Farmland Preservation meeting; town board reviewed map at their 1/19/2012 meeting and had no issues or comments at this time. Next Farmland Preservation meeting TBD. Proposed US Cellular tower site was signed off by Town Chairman Alois Mayer to go to County Zoning. Proposed Conditional Use Zoning Ordinance will have a Public Hearing on March 1st at 6:00 PM to gather input from township residents before sending draft to the town board. Town board members invited and encouraged to attend public hearing, and updated draft is on township website. Land Use Ordinance discussion was tabled by way of motion made by Tony Wels, 2nd by Dave Engerman. Motion carried. Planning Commission members encouraged to attend 2/23/12 town board meeting.

8) Adjournment

Motion to adjourn meeting was made by Tony Wels, 2nd by Rich Schindler, motion carried. Meeting adjourned at 8:36 p.m.

Next meeting is March 1st at 6:00 p.m., Public Hearing first, Planning Commission meeting immediately following.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: January 5, 2012

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Minutes:

1) Meeting called to order at 6:05 p.m.

2) Roll Call

   Committee members present: Phil Vosberg, Rich Schindler, Werner Vogel, Dave Engerman & Tony Wels.

   Town Board members present: Allie Mayer, Karen Sutter & Todd Hasse.

   Public present: Dan Barthoff

3) Open meeting notices

   Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe   Times, WEKZ, Green County Spotlight & East Side Farm Equipment.

4) Agenda approval/changes

   Agenda was approved as written. Motion made by Dave Engerman, 2nd by Rich Schindler. Motion carried.

5) Minutes of last meeting reading and approval

   December 1st, 2011 meeting minutes read and approved-motion to approve by Rich Schindler, second by Werner Vogel. Motion carried.

6) Chairman's report.

   Farmland Preservation project; no meeting date scheduled for January or February, TBD.

7) Commission Business

Planning Commission members looked at map of township with marked parcels ineligible for Farmland Preservation program. Left map for town board members to review at their meeting on 1/19/2012. Cell phone tower proposed building site behind Verona bus garage on Cty KK. Planning Commission's recommendation to Town Board members is to contact surrounding neighbors for input before approving tower construction.

Proposed Conditional Use Zoning Ordinance will have a Public Hearing on March 1st at 6:00 PM to gather input from township residents, before sending draft to the town board. Land Use Ordinance discussion was tabled by way of motion made by Werner Vogel, 2nd by Rich Schindler. Motion carried.

8) Adjournment

Motion to adjourn meeting was made by Tony Wels, 2nd by Rich Schindler, motion carried. Meeting adjourned at 8:11 p.m.

Next meeting is February 2nd at 6:00 p.m.

TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: Dec 1, 2011

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: December 1, 2011

Minutes:

1) Meeting called to order at 6:08 p.m.

2) Roll Call

Committee members present: Rich Schindler, Werner Vogel, Dave Engerman & Phil Vosberg.

Town Board members present: Todd Haase, Karen Sutter.

Public present: None.

3) Open meeting notices

Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight & East Side Farm Equipment.

4) Agenda approval/changes

Agenda was approved as as amended, date corrected to December 1, 2011. Rich Schindler made motion to approve, Werner Vogel 2nd, motion carried.

5) Minutes of last meeting reading approval/changes.

Meeting minutes reading and approval-motion to approve as written by Rich Schindler, second by Dave Engerman, motion carried.

6) Chairman's report. Reviewed commissioner term expiration dates provided by secretary at November 3rd meeting.

7) Commission Business.

- Land Use Ordinance - Motion was made by Dave Engerman to table discussion on developing a Land Use Ordinance to focus on Farmland Preservation Program map of the township and draft "Town of Monroe Conditional Use Zoning Ordinance". Second by Rich Schindler, motion carried.

- Farmland Preservation Program- As a follow up to the 11/14/11 Farmland Preservation meeting hosted by Green County, the eligible lands map was reviewed and further edited by the plan commission and town board members in attendance. Commission will ask Green County LCD to reprint edited map for next Farmland Preservation meeting.

- Town of Monroe Conditional Use Zoning Ordinance - Commission briefly discussed draft "Town of Monroe Conditional Use Zoning Ordinance", dated 10/6/11. Decided to delay further discussion until January 5, 2012 plan commission meeting, hoping that all town board members can attend to share comments and concerns they may have related to the draft ordinance. No action taken.

- Next town board meeting is scheduled for 12/15/11 at 1:00 p.m. Commissioner attendance is optional.

8) Adjournment

Motion to adjourn meeting was made by Rich Schindler, 2nd by Dave Engerman, motion carried. Meeting adjourned at 8:39 PM.

Next meeting is January 5, 2012 at 6:00 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: Nov 3, 2011

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: November 3rd, 2011 Minutes:

1)   Meeting called to order at 6:04 p.m.

2)   Roll Call Committee members present: Rich Schindler, Werner Vogel, Dave Engerman & Tony Wels.

Town Board members present: None.

Public present: None.

3)   Open meeting notices

Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight & East Side Farm Equipment.

4)   Agenda approval/changes

Agenda was approved as written. Dave Engerman made motion to approve, Rich Schindler 2nd, motion carried.

5)   Minutes of last meeting reading approval/changes.

Meeting minutes reading and approval-motion to approve as written by Rich Schindler, second by Werner Vogel, motion carried.

6)   Chairman's report. In Chairman Phil Vosberg's absence, Tony Wels started the meeting by going over last month's business of committee member's tenures. As stated in April 2010 meeting minutes, Phil Vosberg's term expired 4/30/2010, and Werner Vogel expired 4/30/2009. They were both reinstated for another three years. Remaining

members Dave Engerman and Tony Wels will expire in October 2012, and Rich Schindler will expire in August of 2013.

7) Commission Business.

Motion was made by Dave Engerman to table discussion on Land Use Ordinance to focus on Farmland Preservation Program map of the township, and Conditional Use Permit/Zoning Ordinance. Second by Rich Schindler, motion carried.

A large township map was obtained from the Land Conservation Dept showing designated non-agricultural areas of the township for the Farmland Preservation Program meeting on 11/14 at 7:00 PM. One marked area of concern is just North of Indergand Lane, South of Voegel Road, on the West side of County N. The area marked is not on the Comprehensive Map, nor could any committee member recognize what non-agricultural area this might be. More investigation will take place prior to the November 14th meeting. Tony Wels will attend this meeting.

Commission reviewed the 10/6/2011 draft of the Conditional Use Permit draft, and found no other points of discussion, amendments, or revisions. Dave Engerman made motion to send draft to the Town Board for consideration. Rich Schindler second, and motion carried.

Dave Engerman and Rich Schindler are tentative on attending the upcoming Town Board meeting on 11/17, in the event there are any questions on the Conditional Use Permit draft.

8) Adjournment

Motion to adjourn meeting was made by Rich Schindler, 2nd by Werner Vogel, motion carried. Meeting adjourned at 7:30 PM.

Next meeting is December 1st at 6:00 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: Oct 6, 2011

Planning Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: October 6th, 2011

Minutes:

1) Meeting called to order at 6:02 p.m.

2) Roll Call

   Committee members present: Phil Vosberg, Rich Schindler, Werner Vogel, Dave Engerman & Tony Wels.

   Town Board members present: Town Chairman Allie Mayer & Town Secretary Karen Sutter.

   Public present: Dan Barthoff

3) Open meeting notices

   Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight & East Side Farm Equipment.

4) Agenda approval/changes

   Agenda was approved as written. Dave Engerman made motion to approve, Rich Schindler 2nd, motion carried.

5) Minutes of last meeting reading approval/changes.

   Meeting minutes reading and approval-motion to approve as written by Rich Schindler, second by Werner Vogel, motion carried.

6) Chairman's report.

Chairman Vosberg asked Tony Wels to check past minutes as to which Planning Commission member(s) have expiring terms coming up in April 2012. He also mentioned a Green County Zoning public hearing on 10/10 at 2:00 PM at the Justice Center, relating to the Agriculture District.

7) Commission Business.

Motion was made by Tony Wels to table discussion on Land Use Ordinance to focus on Farmland Preservation Program map of the township, and Conditional Use Permit/Zoning Ordinance draft. Second by Dave Engerman, motion carried.

Commission will use Monroe Township's Comprehensive Plan map as a template, to show designated non-agricultural areas of the township, for a map requested by the Farmland Preservation Program group. Map to be completed for meeting on 11/14 at 7:00 PM Green County Justice Center.

Commission reviewed Conditional Use Permit draft, discussing definitions, specific parameters, and timetable of scheduling a public hearing. Updated draft to be distributed by Dan Barthoff.

With the Town Chairman & Secretary in attendance, they saw no need for a Commission member to attend and give a report at the upcoming Town Board meeting on 10/20.

8) Adjournment

Motion to adjourn meeting was made by Rich Schindler, 2nd by Dave Engerman, motion carried. Meeting adjourned at 8:10 PM.

Next meeting is November 3rd at 6:00 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: Sept 1, 2011

Planning Commission Members present: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: September 1st, 2011

Minutes:

1) Meeting called to order at 6:02 PM

2) Roll Call

   Committee members present: Phil Vosberg, Rich Schindler, Werner Vogel, Dave Engerman & Tony Wels.

   Town Board members present: Allie Mayer, Karen Sutter, & Todd Hasse.

   Public present: Dan Barthoff

3) Open meeting notices

   Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ,   Green County Spotlight, East Side Farm Equipment.

4) Agenda approval/changes

   Agenda was approved as written. Motion to approve by Dave Engerman, second by Rich Schindler, motion carried.

5) Minutes of last meeting reading and approval

   Motion to approve minutes as written by Rich Schindler, second by Dave Engerman, motion carried.

6) Chairman's report.

   Chairman Vosberg discussed the upcoming Farmland Preservation Program meeting on 9-8-2011 at 7:00 PM, at the Green Co. Justice Center's lower level multi-purpose room. Also discussed two driveway inspections: Hawk's Landing (Lightening Ridge) residential drive, and the Green County Humane Society new building site on the North East corner of the County Farm. Humane Society has asked that all permit fees be waived in light of them being a non-profit association.

7) Commission Business.

   Continued working on Conditional Use Permit/Zoning Ordinance. Addressed large farm issues, specific definitions & boundary limitations. Dan Barthoff to update ordinance draft and bring to October Planning Commission meeting for further discussion.   Tony Wels volunteered to attend the Town Board meeting, 9/15 at 6:00 PM.

8) Adjournment

   Motion to adjourn meeting was made by Rich Schindler, 2nd by Werner Vogel, motion carried. Meeting adjourned at 8:35 PM.

   Next meeting is October 6th at 6:00 PM

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: Aug 4th, 2011

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: August 4th, 2011

Minutes:

1) Call to order

Meeting called to order at 6:13 p.m. by committee member Tony Wels.

2) Roll Call

Members present: Werner Vogel, Dave Engerman, Tony Wels

   Town Board member(s) present: Karen Sutter,

   Public present: Dan Barthoff

3) Open meeting notices

Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Eastside Farm Equipment, Monroe Times, WEKZ, & Green County Spotlight.

4) Agenda approval/changes

Agenda was approved as written. Motion to approve made by Dave Engerman, second by Werner Vogel , motion carried.

5) Minutes of last meeting read for approval.

Motion to approve minutes as written by Werner Vogel , second by Tony Wels, motion carried.

6) Chairman's report. Tony Wels discussed the driveway ordinance changes given to the town board at their last meeting, and they will approve and sign at their August meeting. Also discussed Town Board Chairman Alois Mayer and Phil Vosberg inspected and approved Chuck Wellington's driveway upgrade so construction can proceed.

7) Commission Business. Reviewed Zoning Ordinance draft brought by Dan Barthoff. Entered specific values pertaining to sign sizes, application fee and expiration timelines for conditional use permit. A motion was made by Werner Vogel to send zoning draft to the town board for review, Dave Engerman second; motion passed. Committee member(s) to attend upcoming town board meeting will be Werner Vogel, with Dave Engerman and Tony Wels tentative.

8) Adjournment

Motion to adjourn meeting was made by Dave Engerman, 2nd by Werner Vogel, motion carried. Meeting adjourned at 7:57 p.m.

Next meeting is September 1st at 6:00 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: July 7, 2011

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Minutes:
1) Call to order
Meeting called to order at 6:35 p.m. immediately followed public hearing on possible driveway ordinance amendments).

2) Roll Call
Members present: Phil Vosberg, Tony Wels, Rich Schindler, Werner Vogel
Town board members: Chad Spots, Allie Mayer, Karen Sutter.
Public attendee(s): Dan Barthoff.

3) Open meeting notices
Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight, & Eastside Farm Equipment.

4) Agenda approval/changes
Agenda was approved as written. Motion to approve by Tony Wels, second by Rich Schindler, motion carried.

5) Minutes of last meeting reading and approval
 Meeting minutes reading and approval-motion to approve by Rich Schindler, second by Werner Vogel, motion carried.

6) Chairman's report.
Chairman Phil Vosberg brought up the Working Lands Initiative (W.L.I.) program discussed at the last meeting, and tabled discussion until more information is gathered from upcoming W.L.I. meeting in September 2011

7) Commission Business
Reviewed comments from Public Hearing, and Planning Commission to recommend that Monroe Town Board adopt the amended driveway ordinance, dated June 23, 2011. Motion made by Rich Schindler, 2nd by Tony Wels, motion carried. Also discussed Land Use Ordinance, focusing on zoning regulations within township and the ability of the town board to grant Conditional Use Permits.

8) Adjournment
Motion to adjourn meeting was made by Rich Schindler, 2nd by Tony Wels, motion carried.
Meeting adjourned at 8:09 p.m.

Next meeting is August 4th at 6:00 p.m.

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TOWN OF MONROE

PLANNING COMMISSION - PUBLIC HEARING

Meeting Date: July 7, 2011

Minutes of Town of Monroe Public Hearing on Proposed Amended Driveway Ordinance.

Planning Commission Members in attendance: Phil Vosberg, Werner Vogel, Rich Schindler, & Tony Wels.

Township Board Members in attendance: Allie Mayer, Karen Sutter, Chad Spotts.

Township public attendees: Rich Novak and Kim Bahe.

Hearing was called to order at 6:05 PM by Chairman Phil Vosberg.

Chairman Vosberg brought meeting to order and introduced Town Board and Planning Commission members to public attendees. Allowed everyone time to read through proposed changes to driveway ordinance and opened the floor to questions or comments.

Kim Bahe asked if existing farm driveways would be affected. Answer was, "no".

Allie Mayer stated he was approached by a township individual, who wanted their driveway moved because of appearance purposes. Consensus between Planning Commission and Town Board was not to allow the move as it would set a precedence.

Also discussed another individual not in attendance, wanting a second driveway for a single residence for convenience purposes; and this too would not be allowed for the same reason. However, where two driveways are allowed and/or necessary (i.e. commercial use), Allie Mayer stated the town board likes two see a minimum of 200 feet between driveways.

Chairman Vosberg asked for any other questions/comments before closing the Public Input meeting. 6:34 PM

TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: June 2, 2011

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: June 2, 2011

Minutes:

1. Call to order

   Meeting called to order at 6:05 p.m.

2. Roll Call
   Members present: Phil Vosberg, Tony Wels, Rich Schindler, Werner Vogel
   Town board members: Todd Hasse, Karen Sutter. Public attendee, Dan Barthoff.

3. Open meeting notices

   Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight, & Eastside Farm Equipment.

4. Agenda approval/changes

   Agenda was approved as written. Motion to approve by Rich Schindler, second by Werner Vogel, motion carried.

5. Minutes of last meeting reading and approval

   meeting minutes reading and approval-motion to approve by Tony Wels, second by Rich Schindler, motion carried.

6. Chairman's report.

Nothing to report.

7. Commission Business

   Werner Vogel & Tony Wels discussed the Land Initiative meeting held on May 19th. Phil Vosberg discussed his attending the last town board, and the slow process of creating land use ordinance for the township. Committee discussed what points were pertinent to a land use ordinance. Committee members to attend town board meeting will be Rich Schindler, Werner Vogel, and Tony Wels.

8. Adjournment

   Motion to adjourn meeting was made by Rich Schindler, 2nd by Werner Vogel., motion carried.

   Meeting adjourned at 8:42 p.m.

   Next meeting is at p.m.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: May 5, 2011

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: May 5th, 2011

Minutes:

1. Call to order by Werner Vogel (Phil Vosberg came late).

    Meeting called to order at 6:15 p.m.

2. Roll Call
    Members present: Phil Vosberg, Tony Wels, Rich Schindler, Werner Vogel, Dave Engerman.

3. Open meeting notices

    Meeting notices were posted for the public at Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.

4. Agenda approval/changes

    Agenda was amended to include discussion/possible action on Driveway Ordinance fee changes. Werner Vogel made motion to approve amendment, Rich Schindler second, motion carried.

5. Minutes of last meeting reading and approval

    meeting minutes read with change to May's meeting time from 7:00 PM to 6:00 PM and approval-motion to approve by Rich Schindler, second by Dave Engerman, motion carried.

6. Chairman's report:

Werner Vogel spoke of town board meeting discussion of making driveway fees the same as road ordinance. Phil spoke of Wisconsin Working Lands Initiative meeting to be held on May 19th at 7:00 PM; Werner Vogel and Tony Wels to attend. Member(s) to attend upcoming town board meeting on May 19th at 7:00 PM: Phil Vosberg and Dave Engerman.

7. Commission Business:

    Continued discussion on updating driveway ordinance fee security deposit to be the same as the road ordinance. Supply a draft of new driveway ordinance for review before May town board meeting. More discussion on Land Use ordinance.

8. Adjournment

    Motion to adjourn meeting was made by Rich Schindler, 2nd by Dave Engerman, motion carried. Meeting adjourned at 8:45 PM.

    Next meeting is June 2nd at 6:00 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: April 7, 2011

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: April 7th, 2011

Minutes:

1. Call to order

   Meeting called to order at 6:13 p.m.

2. Roll Call
   Members present: Phil Vosberg, Tony Wels, Rich Schindler, Werner Vogel, Dave Engerman. Board members present: Allie Mayer, & Karen Sutter.

3. Open meeting notices;

   Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight, & East Side Farm Equipment.

4. Agenda approval/changes;

   Agenda was approved as written: motion to approve by Dave Engerman, second by Werner Vogel. Motion carried.

5. Minutes of last meeting reading and approval

   Meeting minutes read and approved: motion to approve by Dave Engerman, second by Werner Vogel. Motion carried.

6. Chairman's report

   Report on Wisconsin Working Lands Initiative by Phil Vosberg. Program has been tabled at this point. Driveway inspection Saturday April 9th at 7:30 AM. Update township website to show new supervisor positions after last Tuesday's election. Todd Hasse will move to 1st Supervisor, and 2nd Supervisor is now Chad Spotts. Discussed enhancing website to include information pertaining to steps needed to build a house. i.e. driveway permit, septic permit, etc. Member(s) to attend township's annual board meeting on April 21st at 6:00 pm will be Werner Vogel, possibly Dave Engerman and Rich Schindler. Discussed the open meeting at Adams Township's Planning Commission meeting last month.

7. Commission Business:

   Continue discussion/creating land use ordinance.

8. Adjournment

   Motion to adjourn meeting was made by Rich Schindler, 2nd by Dave Engerman, motion carried. Meeting adjourned at 8:57 p.m.

   Next meeting is May 5th, 2011 at 7:00 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

Meeting Date: March 3rd, 2011

Commission Members: Phil Vosberg (Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: March 3rd, 2011

Minutes:

1. Call to order.

   Meeting called to order at 6:11 p.m.

2. Roll Call.
   Members present: Phil Vosberg, Tony Wels, Rich Schindler, Werner Vogel.
   Board members present: Karen Sutter and Allie Mayer

3. Open meeting notices.

   Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.

4. Agenda approval/changes

   Motion to approve March's meeting agenda was made by Phil Vosberg, second by Werner Vogel. Motion carried.

5. Minutes of last meeting reading and approval.

   Motion to approve February's meeting minutes made by Tony Wels, second by Rich Schindler. Motion carried.

6. Chairman's report.

   Chairman handed out an agenda for the upcoming meeting of Wisconsin Working Lands Initiative, to be held March 17th at 1:00 PM at the Green County Justice Center. Phil Vosberg to attend. Discussed open invitation from Adams Township to attend their planning commission meeting on 3/24 at 8:00 PM, to share information related to land use issues within surrounding townships.

7. Commission Business.

   Began process of creating a land use ordinance by discussing the purpose of the ordinance, general scope of the ordinance, and amending definitions to best suit Monroe Township's needs.

   Werner Vogel to come to next town board meeting, March 17th, 1:00 pm

8. Adjournment.

   Motion to adjourn meeting was made by Rich Schindler, second by Werner Vogel. Motion carried. Meeting adjourned at 9:26 p.m.

   Next meeting is April 7th, at 6:00 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

February 3rd, 2011

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: February 3rd , 2011

Minutes:

1. Call to order

   Meeting called to order at 7:19 P.M., following Public Input Meeting.

2. Roll Call
   Members present: Phil Vosberg, Tony Wels, Werner Vogel, Dave Engerman.

   Town Board members present: Alois Mayer, Karen Sutter, Todd Hasse.

   Public present: Kris Hasse, Chad Spotts.

3. Open meeting notices

   Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight, Ken's Agri, Eastside Farm Equipment.

4. Agenda approval/changes

   Dave Engerman made motion to approve agenda as written, Werner Vogel second; motion carried.

5. Minutes of last meeting reading and approval

   meeting minutes reading and approval-motion to approve by Werner Vogel , second by Dave Engerman , motion carried.

6. Chairman's report

Chairman reviewed public comments from the Public Input meeting, concerning the creation of a land use ordinance for the township. Chairman informed commission members on the WI Working Lands Initiative. This program replaces what was formerly the Farmland Preservation Program. All WI counties and townships are required to participate in writing elements of this initiative, through a series of upcoming workshops. The Town Board has requested that the plan commission represent Monroe Township at these workshops. Phil Vosberg volunteered to attend the workshops, with occasional coverage by other commissioners as needed.

7. Commission Business

Dave Engerman was asked to put instructions on township's website, to help township residents leave comments concerning land use. Dave responded a link is available for comments to be written but will monitor and enhance as needed.

Discussion on how commission will break down Exeter Township's Land Use Ordinance as a guideline for creating Monroe Township's land use ordinance. Dave Engerman to work with Tony Wels on how to get hardcopy of ordinance on PC for editing purposes. Commission members to review Exeter Township's Land Use ordinance, through Section Three, before next meeting. Mark up and make comments as necessary.

Commission member Vogel volunteered to attend Township Board Meeting on February 17th, at 1:00 P.M., to represent Plan Commission.

8. Adjournment

Motion to adjourn meeting was made by Dave Engerman, 2nd by Tony Wels, motion carried. Meeting adjourned at 7:57 P.M. Next meeting is March 3rd at 6:00 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

January 6th, 2011

Commission Members: Phil Vosberg (Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: January 6th, 2011

Minutes:

1. Call to order

   Meeting called to order at 6:07 p.m.

2. Roll Call
   Members present: Phil Vosberg, Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels. Also present: Alois Mayer Monroe Town Board Chairman; and Karen Sutter Monroe Town Clerk.

3. Open meeting notices

   Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.

4. Agenda approval/changes

   Agenda was approved with correction of year from 2010 to 2011.

November 4th, 2010 meeting minutes reading and approval-motion to approve by Dave Engerman, second by Werner Vogel, motion carried.

5. Chairman's report

- Chairman recognized Tony Wels for providing a laptop for Planning Commission use.
- Chairman asked commission to review comments and input from last Town Board meeting related to developing a land use ordinance, and recognized Dave Engerman for taking notes and providing them for Planning Commision meeting.

6. Commission Business

- Chairman verified Tony Wels is new Secretary of Planning Commission.
- Discussion of Public Input meeting to be held on February 3rd at 6:00 p.m., to hear township resident's thoughts on the creation of a Land Use Ordinance.

7. Adjournment

Motion to adjourn meeting was made by Rich Schindler, 2nd by Dave Engerman, motion carried. Meeting adjourned at 7:44 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

November 4, 2010

Commission Members: Phil Vosberg (Chmn.), Werner Vogel, Dave Engerman, Tony Wels, Rich Schindler.

Meeting Date: November 4, 2010

Minutes:

1. Call to order

    Meeting called to order at 6:15 p.m.

2. Roll Call
    Members present: Phil Vosberg, Dave Engerman, Rich Schindler.

Also present:

 3. Open meeting notices

    Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Green County Spotlight.

4. Agenda approval/changes

Agenda was approved as written.
5. Minutes of last meeting reading and approval

    October 7, 2010 meeting minutes reading and approval-motion to approve by Rich Schindler, second by Dave Engerman, motion carried.

6. Chairman's report

- Discussed updating website with current meeting minutes & current road ordinance.
- Discussed meeting schedule for the balance of 2010. Commission decided to cancel December 2010 monthly meeting and reconvene with January 2011 monthly meeting on January 6, 2011.
- Asked commissioners to begin work on developing land use/land division ordinance, as requested by town board.

7. Commission Business

Road ordinance follow up items

- Current road ordinance needs to be posted to website – Dave will take care of this.
- Roadway certification verification form needs to be updated with correct date and forwarded to township secretary – Phil will take care of this.

Land use/land division ordinance

- Commissioners agreed to use Exeter township land use ordinance as working template to develop ordinance for Monroe township.
- Commissioners will ask town board for time on their December 2010 regular meeting agenda to gather input from board members related to developing a land use/land division ordinance.
- Commissioners agreed to tentatively plan a public informational meeting during their February 2011 regular meeting. Purpose is to gather input and comments from the general public related to developing a land use/land division ordinance.

8. Adjournment

Motion to adjourn meeting was made by Dave Engerman, 2nd by Rich Schindler, motion carried. Meeting adjourned at 7:24 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

October 7, 2010

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: October 7, 2010

Minutes:
1. Call to order

Meeting called to order at 6:24 p.m. (immediately following public hearing)

2. Roll Call

Members present: Phil Vosberg, Tony Wels, Rich Schindler, Werner Vogel, Dave Engerman.

3. Open meeting notices
Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.
4. Agenda approval/changes

Agenda was approved as written.
5. Minutes of last meeting reading and approval

September 2, 2010 meeting minutes reading and approval-motion to approve by Dave Engerman, second by Werner Vogel, motion carried.

6. Chairman's report

Chairman asked commissioners for a volunteer for taking meeting minutes.

Asked commissioners to give thought to action plan for developing land division/land use ordinance, as developing this ordinance has been requested by the town board.

7. Commission Business

Road ordinance discussion. Public hearing was held prior to this meeting. No public attended the meeting, so there were no public comments to consider. No further changes were made to the proposed ordinance. Commission moved to offer resolution to town board to adopt the proposed Road Ordinance. Motion by Dave Engerman, second by Tony Wels, motion carried.

General discussion ensued on action plan for developing land division/land use ordinance, as requested by town board. Further discussion will be held at next regular meeting.

8. Adjournment

Motion to adjourn meeting was made by Rich Schindler, 2nd by Werner Vogel, motion carried. Meeting adjourned at 7:13 p.m.

Next meeting is 11/4/10 at 6:00 p.m.

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TOWN OF MONROE

PLANNING COMMISSION

September 2, 2010

Meeting Minutes

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: September 2, 2010

Minutes:

1. Call to order

Meeting called to order at 7:09 p.m.

2. Roll Call
Members present: Phil Vosberg, Tony Wels, Rich Schindler, Werner Vogel, Dave Engerman.

3. Open meeting notices

Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.
4. Agenda approval/changes

Agenda was approved as written.
5. Minutes of last meeting reading and approval

August 5, 2010 meeting minutes reading and approval-motion to approve by Werner Vogel, second by Dave Engerman, motion carried.
6. Chairman's report

Shared comments on 8/17/10 Town of Exeter plan commission meeting that was attended by some commissioners. Those in attendance thought it was informative and worthwhile to attend the open forum discussion. Discussion included, primarily, development and implementation of ordinances.

Asked commissioners to continue work on draft road ordinance changes at this meeting, with the intent of presenting it to the Town Board at their next regular meeting.

7. Commission Business

Road ordinance discussion. Further edits were made to the proposed ordinance to incorporate items from the Town Board. Proposed ordinance will move to legal review again so that it can be presented to the Town Board at their next regular meeting. Commissioners thought it would be good to have a public hearing on the proposed ordinance, although not required. This will be suggested to the Town Board at their next regular meeting.

Subdivision ordinance development – item tabled until future meeting. Motion to table by Werner Vogel, 2nd by Rich Schindler, motion carried.

8. Adjournment

Motion to adjourn meeting was made by Rich Schindler, 2nd by Tony Wels, motion carried. Meeting adjourned at 9:10 p.m.

Next meeting is 10/7/10 at 6:00 p.m. *(please note new meeting time)*

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TOWN OF MONROE

PLANNING COMMISSION

August 5, 2010

Meeting Minutes

Commission Members: Phil Vosberg(Chmn.), Werner Vogel, Rich Schindler, Dave Engerman, Tony Wels.

Meeting Date: August 5, 2010

Minutes:
1. Call to order

    Meeting called to order at 7:24 p.m.
2. Roll Call
    Members present: Phil Vosberg, Tony Wels, Rich Schindler, Werner Vogel.

    3. Open meeting notices

    Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.
4. Agenda approval/changes

    Agenda was approved as written.

    5. Minutes of last meeting reading and approval

    July 8, 2010 meeting minutes reading and approval-motion to approve by Tony Wels, second by Werner Vogel, motion carried.

6. Chairman's report (submitted for meeting)

Notified commission of invitation to attend Town of Exeter plan commission meeting on 8/17/10. This would be for informational purposes only and not a regular meeting.

Asked commission to continue work on draft road ordinance changes at this meeting.

Informed commission that town board will need to appoint an alternate to the commission, as the previous nominee declined.
Shared with commission various reference resources related to open meeting law requirements.

7. Commission Business

Road ordinance-further discussion on this item which included incorporating suggestions made by town board at their last meeting. Objective is to have legal review completed on draft ordinance in time for presentation to town board at their regular August meeting.
Subdivision ordinance development – item tabled until future meeting. Motion to table by Rich Schindler, 2nd by Werner Vogel, motion carried.

8. Adjournment
Motion to adjourn meeting was made by Rich Schindler, 2nd by Tony Wels, motion carried.
Meeting adjourned at 9:05 p.m.

Next meeting is 9/2/10 at 7:00 p.m.

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TOWN OF MONROE

SMART GROWTH PLANNING COMMISSION

July 8, 2010

Meeting Minutes

Commission Members: Jeff Thomm (Chmn.), Werner Vogel, Phil Vosberg, Dave Engerman, Tony Wels.

Meeting Date: July 8, 2010

Minutes:
1. Call to order

    Meeting called to order at 7:06 p.m.
2. Roll Call

    Members present: Jeff Thomm, Tony Wels, Phil Vosberg, Dave Engerman, Werner Vogel.
3. Open meeting notices

    Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.
4. Agenda approval/changes

    Agenda was approved as written.

5. Minutes of last meeting reading and approval

      June 3, 2010 meeting minutes reading and approval-motion to approve by Dave
      Engerman, second by Werner Vogel, motion carried.

      6. Chairman's report (submitted for meeting)

      Notified commission of scheduled driveway review on 7/10/10 at 7:00 a.m. Location on
      Vogel Road, one mile west of County N.
Asked for report from last Town Board Meeting on items related to Plan Commission business.
Items included Town Board changing name of Smart Growth Committee to Town of Monroe
Plan Commission, Town Board would like the scope and role of the committee to be such that
the committee acts on items as directed by Board rather than have a predefined specific role and
duties, Board will take serious look at proposed draft changes to Road Ordinance at their next
meeting and suggested that legal review be done by then, Board suggested a change to the draft
regarding cul de sacs and having a grass center to accommodate snow removal.

      7. Commission Business

      Discussed additional changes to draft Road Ordinance, including Board suggestions on cul
      de sac, etc. Goal is to have legal review done on finished draft for presentation at next Town
      Board meeting.
Subdivision ordinance development – item tabled until future meeting. Motion to table by
Werner Vogel, 2nd by Dave Engerman, motion carried.
8. Adjournment

      Motion to adjourn meeting was made by Tony Wels, 2nd by Dave Engerman, motion
      carried. Meeting adjourned at 9:28 p.m.

      Next meeting is 8/5/10 at 7:00 p.m.

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TOWN OF MONROE

SMART GROWTH PLANNING COMMISSION

June 3, 2010

Meeting Minutes

Commission Members: Jeff Thomm (Chmn.), Werner Vogel, Phil Vosberg, Dave Engerman, Tony Wels.

Meeting Date: June 3, 2010

Minutes:
1. Call to order

      Meeting called to order at 6:35 p.m.
2. Roll Call
       Members present: Jeff Thomm, Tony Wels, Phil Vosberg, Dave Engerman, Werner Vogel.

3. Open meeting notices

      Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.
4. Agenda approval/changes

      Agenda was approved as written.
5. Minutes of last meeting reading and approval

May 6, 2010 meeting minutes reading and approval-motion to approve by Dave Engerman, second by Werner Vogel, motion carried.

6. Chairman's report (submitted for meeting)

Chairman shared thoughts & comments on process related to ATV park proposal. Generally, commented that he felt commission did more than was necessary throughout the proposal consideration process. Also felt that there needs to be some standardization and uniformity to the process of considering proposals that come before the commission and town board.

Reminded commission members to be aware of and follow requirements of open meeting law.

Commented that he would like to see improved communication between commission and town board.

7. Commission Business

Discussion related to defining role and purpose of plan commission. Thoughts were that the commission and board should spend some time to better define the role and purpose of the plan commission.
Road Ordinance – lengthy discussion and review of draft changes to the existing road ordinance. Hope is to move this to the town board for consideration.
8. Adjournment

Motion to adjourn meeting was made by Tony Wels, 2nd by Werner Vogel, motion carried. Meeting adjourned at 8:48 p.m.

Next meeting is 7/8/10 at 7:00 p.m.

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TOWN OF MONROE

SMART GROWTH PLANNING COMMISSION

May 6, 2010

Meeting Minutes

Commission Members: Jeff Thomm (Chmn.), Werner Vogel, Phil Vosberg, Dave Engerman, Tony Wels.

Meeting Date: May 6, 2010

Minutes:
1. Call to order

    Meeting called to order at 7:02 p.m.
2. Roll Call
    Members present: Phil Vosberg, Dave Engerman, Werner Vogel.

3. Open meeting notices

    Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.
4. Agenda approval/changes

    Agenda was approved as written.
5. Minutes of last meeting reading and approval

March 4, 2010 meeting minutes reading and approval-motion to approve by Dave Engerman, second by Werner Vogel, motion carried.

6. Chairman's report (submitted for meeting)

Comprehensive Plan available on CD for new commission members.

Need to review Rail Spike ATV proposal as to it's compatibility with Township Comprehensive Plan.

Town Board would like road ordinance and driveway ordinance kept separate relative to any draft changes being considered.

Town Board directive still stands to develop subdivision ordinance.

Request has come to Town Board regarding subdivision on Cty. J that has 19 lots be changed to 4 lots. This item needs discussion.

7. Commission Business

Lengthy discussion with public in attendance regarding proposed ATV park. Public showed general disapproval of proposal. Discussion included inviting outside experts to next commission meeting to comment on safety, real estate values, road access, and compatibility with comprehensive plan, as related to proposed ATV park. Commission agreed that this would be a good idea and will work on arrangements for next commission meeting.

Brief discussion with public on township website. Dave Engerman spoke on website information. Discussion included making more residents aware of website and also asking Green County to provide a link on their website that would take the user to township website.

Discussion on draft changes to Township Road Ordinance. Clearer definition is needed of what the road ordinance is. Dan Bartholf, in attendance at meeting, volunteered to do a legal review of the draft changes to the road ordinance.

Proposed subdivision ordinance was tabled to next meeting, by motion. Motion by Dave Engerman, 2nd by Werner Vogel, motion carried.

8. Adjournment

Motion to adjourn meeting was made by Werner Vogel, 2nd by Dave Engerman, motion carried. Meeting adjourned at 9:25 p.m.

Next meeting is 6/3/10 at 6:30 p.m.

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TOWN OF MONROE

Meeting Date: April 1, 2010

SMART GROWTH PLANNING COMMISSION

TOWN HALL N3302 MONROE ROAD

Meeting Minutes

Commission Members: Jeff Thomm (Chmn.), Werner Vogel, Phil Vosberg, Dave Engerman, Tony Wels.

Meeting Date: April 1, 2010

Minutes:
1. Call to order

      Meeting called to order at 8:40 p.m.
2. Roll Call
      Members present: Jeff Thomm, Phil Vosberg, Tony Wels, Werner Vogel.

3. Open meeting notices

      Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.
4. Agenda approval/changes

Agenda was approved as written.
5 Minutes of last meeting reading and approval

March 4, 2010 meeting minutes reading and approval-motion to approve by Phil Vosberg, second by Werner Vogel, motion carried.

6 Chairman's report

Noted that two commissioners have terms expiring. Werner Vogel term expired 4/30/09 and Phil Vosberg term will expire 4/30/10. Commissioners with expiring terms need to be reappointed or replaced by Monroe Town board.

Chairman provided further guidance to commissioners on open meeting law requirements and adherence to these requirements.

7 Commission Business

Brief discussion and review of informational meeting held prior to Plan Commission meeting regarding proposed ATV park. Noted that majority of public in attendance were opposed to proposed park. No further action taken by Plan Commission. Monroe Town Board has action pending on this proposal.

Road Ordinance draft changes – Further discussion tabled. Commission is awaiting feedback or action on draft changes by Monroe Town Board.

Subdivision Ordinance – Further discussion tabled pending any action taken by Monroe Town Board on draft changes to Road Ordinance.
8 Adjournment

Motion to adjourn meeting was made by Tony Wels, 2nd by Werner Vogel, motion carried. Meeting adjourned at 9:56 p.m.

Next Plan Commission meeting scheduled for 5/6/10 at 7 p.m. at Monroe Town Hall.

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TOWN OF MONROE

Meeting Date: March 4, 2010

SMART GROWTH PLANNING COMMISSION

TOWN HALL N3302 MONROE ROAD

Meeting Minutes

Commission Members: Jeff Thomm (Chmn.), Werner Vogel, Phil Vosberg, Dave Engerman, Tony Wels.

Meeting Date: March 4, 2010

Minutes:

1. Call to order

        Meeting called to order at 6:09 p.m.
2 Roll Call
        Members present: Jeff Thomm, Phil Vosberg, Tony Wels, Werner Vogel.

Also present: Christel Whitehorse (representing proposed Rail Spike ATV Park)
3. Open meeting notices

Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.

4. Agenda approval/changes

Agenda was approved as written.

5 Minutes of last meeting reading and approval

February 4, 2010 meeting minutes reading and approval-motion to approve by Tony Wels, second by Werner Vogel, motion carried.

6 Chairman's report

Chairman requested that regular monthly meeting times be changed to 7 p.m. All commissioners in agreement. Monthly meeting dates will remain the same, the first Thursday of each month.

Chairman provided guidance to commissioners on open meeting law requirements and adherence to these requirements.

Chairman commented on mechanics of conditional use permits, stating that permits are issued by the county and necessary related public hearing requirements are administered by the county.

7 Commission Business

General discussion on proposed Rail Spike ATV Park…

Discussion with representative in attendance included access road to proposed park and noise.

Commission expressed concern with access road related to long-term maintenance and ownership of the road, as well as safety on/off of state highway. Commission also expressed concern with nuisance noise and how the proposed park's self-imposed noise limits will be enforced.

Commission moved to recommend to Town of Monroe Board to approve the proposed Rail Spike ATV Park, by way of resolution as included in minutes.

'It is the recommendation of the Monroe Plan Commission to the Town of Monroe Board, to grant approval to the proposed Rail Spike ATV Park. It is understood that this recommendation includes suggested stipulations, as follow, that may be considered as part of the county conditional use permit, if issued:

Noise level at the perimeter of the park property does not exceed county and/or state noise ordinance restrictions,

whichever is more restrictive.

The access roadway to the site is not and will not be the responsibility of the Town of Monroe,

unless the Town of Monroe chooses to adopt the roadway, only at the sole discretion of the Town of Monroe.

Motion to approve resolution by Tony Wels, 2nd by Jeff Thomm, motion carried.

Further discussion on draft changes to township Road Ordinance…

Discussion held on further draft changes to ordinance, as a follow up to presentation and discussion at the last Town of Monroe board meeting.

Further edits incorporated in draft copy, referred to as draft #3, and copy provided as attachment to minutes.

8 Adjournment

Motion to adjourn meeting was made by Tony Wels, 2nd by Werner Vogel, motion carried. Meeting adjourned at 9:26 p.m.

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TOWN OF MONROE

Meeting Date: February 4, 2010

SMART GROWTH PLANNING COMMISSION

TOWN HALL N3302 MONROE ROAD

Meeting Minutes

Commission Members: Jeff Thomm (Chmn.), Werner Vogel, Phil Vosberg, Dave Engerman, Tony Wels.

Meeting Date: February 4, 2010

Minutes:

1. Call to order

      Meeting called to order at 6:03 p.m.
2. Roll Call

Members present: Jeff Thomm, Phil Vosberg, Tony Wels, Dave Engerman, Werner Vogel.

Also present:
3. Open meeting notices

Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall, Monroe Times, WEKZ, Green County Spotlight.

4. Agenda approval/changes

Agenda was approved as written, amended to include discussion of upcoming driveway inspection.

5. Minutes of last meeting reading and approval

January 7, 2010 meeting minutes reading and approval-motion to approve by Tony Wels, second by Dave Engerman, motion carried.

6. Chairman's report

Chairman requested driveway inspection to be scheduled for 2/13/10 @ 8:00 a.m.

Chairman shared notes on Town Board discussion of subdivision ordinance from their 1/21/10 board meeting. Board is generally requesting that commission move more quickly on draft ordinance and simplify draft ordinance as much as possible.

7. Commission Business

General discussion on draft subdivision ordinance for Town of Monroe.

Commission discussed whether the first priority for Township is developing a subdivision ordinance or amending the existing Township Road Ordinance, thinking that the immediate need may be related to roads.

Commission worked up draft edits to existing Road Ordinance, for presentation and consideration by Town Board at their 2/15/10 meeting. Tony Wels volunteered to provide written draft copy of edits to Commission members by 2/11/10.

Further discussion on development of subdivision ordinance was tabled until next meeting.

8. Adjournment

Motion to adjourn meeting was made by Dave Engerman, 2nd by Phil Vosberg, motion carried. Meeting adjourned at 8:23 p.m.

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TOWN OF MONROE

Meeting Date: January 7, 2010

SMART GROWTH PLANNING COMMISSION

TOWN HALL N3302 MONROE ROAD

Meeting Minutes

Commission Members: Jeff Thomm (Chmn.), Werner Vogel, Phil Vosberg, Dave Engerman, Tony Wels.

Meeting Date: January 7, 2010

Minutes:

1. Call to order

    Meeting called to order at 6:11 p.m.

2. Roll Call

Members present: Jeff Thomm, Phil Vosberg, Tony Wels, Dave Engerman.

Also present:

3. Open meeting notices

Meeting notices were posted for the public at Town of Monroe Recycling Center, Monroe Town Hall.

4. Agenda approval/changes

Agenda was approved as written.

5 Minutes of last meeting reading and approval

November 5, 2009 meeting minutes reading and approval-motion to approve by Dave Engerman, second by Tony Wels, motion carried.

6 Chairman's report

No report.

7 Commission Business

General discussion on draft subdivision ordinance for Town of Monroe.

Reviewed list of suggested ideas to include in draft subdivision ordinance that were provided by Town Clerk.

Discussed ways to get more public input and involvement in developing ordinance. Ideas included a mailing to township residents and development of a township website. Dave Engerman reported on progress he's making in developing a township website. Website could be used for posting meeting notices and minutes. Additionally, chat room formats could be developed as a forum for residents to provide input.

Decided to continue reviewing draft ordinance, provided by SWWRPC, at the next regular Plan Commission meeting on February 4, 2010.

8 Adjournment

Motion to adjourn meeting was made by Tony Wels, 2nd by Dave Engerman, motion carried. Meeting adjourned at 8:03 p.m.

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