

**Town of La Pointe Planning and Zoning  
Town Plan Commission Special Monthly Meeting Minutes  
November 5, 2014**

**Town Plan Commission (TPC) Members Present:** Ted Pallas, Chair, Charles Brummer, Vice-Chair, Mike Starck, Greg Thury, Margie Denton, Joan Martin. (6).

**Town Plan Commission members absent:** Suellen Soucek (1)

**Public Present:** William Hagen (leaves at 4:35 p.m.), Chris Wolfe, Meg Brown (arrive at approximately 4:45 p.m.) (3)

**Town Staff Members Present:** Lisa Potswald, Planning and Zoning Administrator (1).

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**I. Call to Order/Roll Call**

**II. Public Comment**

William Hagen reads a letter in support of keeping Big Arn's Road private. A copy is attached to these minutes.

**III. Approval of Previous Meeting Minutes**

a. Town Plan Commission Special Monthly Meeting, October 1, 2014.

M. Starck moves to approve the Town Plan Commission Special Monthly Meeting minutes of October 1, 2014 as presented. M. Denton seconds. All in favor. Motion carries.

**IV. Zoning Administrator's Report**

Report for the month of October 2014 is distributed and placed on file.

**V. Consideration and/or Action of Permit Applications**

None presented.

**VI. New Business**

**a. Petition to Lay a Highway on Big Arn's Road – TPC Review**

Chair Pallas states that the TPC has to make a recommendation to the Town Board on Big Arn's Road – it's part of the process.

C. Brummer begins the discussion by stating that he thinks that most people residents living on Big Arn's Road don't agree with the Town taking over Big Arn's Road or Brian's Road. Big Arn's Road residents are also asking to be treated the same as those residents on Miller Farm Road. C. Brummer states that he doesn't know where the Town will get the money, then reads off a list of all the private roads on the Island and wonders if the Town will also take these over.

Chair Pallas states that he is opposed to the Town taking over Big Arn's Road for the following reasons: 1) he is opposed to the Town's involvement with dead-end roads. He states that the Town

probably intends to join the road with Miller Farm. He also notes that the Town's subdivision ordinance requires cul-de-sacs with 60 foot radius at the end of dead-end roads; 2) Under the Town's road ordinance, Big Arn's Road would be considered a minor collector, being over 1,000 feet long, requiring the road to be 66 feet wide; 3) All lots on Big Arn's Road are 5.03 acres. Putting in a 66 foot road will create substandard lots, as 5 acres is required. Each land owner would have to give up .25 acre. Chair Pallas agrees with Paul Brummer's letter of October 21, 2014, that the road will cost a lot of money.

J. Martin asks how reducing lot size might affect taxes.

C. Brummer points out that residents at the public hearing said they want to see the road be 66 feet. He thinks there may be, but has not seen, a plan to connect Big Arn's Road with Miller Farm Road. The Town's Comprehensive Plan has nothing about adding roads; only repair and maintenance of existing roads. He agrees that the majority of residents appear to be opposed.

Vice Chair Brummer said the Town Board is looking for a recommendation from the TPC. He repeats that he is against building a dead end road without a cul-de-sac for emergency vehicles and graders, and he doesn't know how a cul-de-sac could be put at the end.

M. Denton states that the TPC's responsibility is zoning, and this would create substandard lots.

J. Martin says residents are gaining a road but losing their property. She would like to see a plan for care of the road.

Chair Pallas agrees with William's statement that it is going to be expensive for the landowners, and truly thinks it should be up to people who live on the road. He said that the road could have been made a town road when the lots were divided. He cites Craig O'Brien's development, and that Mr. O'Brien came to the town at the beginning, so the road was built to standards and accepted by the Town Board. Chair Pallas also points out that Big Arn's Road will be a nightmare with the Town's equipment.

M. Starck asks if the "T" at the end of Big Arn's Road is considered a cul-de-sac. Some TPC members think not.

C. Brummer states that it is not the TPC's responsibility to determine cost estimates for the road.

M. Starck moves to not recommend laying Big Arn's road as a dead end road.

Chair Pallas seconds the motion and asks if there is discussion on the motion.

Chair Pallas states that each of the property owners will lose a quarter of an acre.

G. Thury states that it is just not feasible to make it a proper town road.

C. Brummer wants to make sure that the Town Board sees the Town Plan Commission members' discussion regarding their decision on this matter. Chair Pallas states that the ZA will ensure that they do.

Chair Pallas calls the question. All in favor; motion carries.

## **VII. Old Business**

### **a. Elaine Nelson Certified Survey Map**

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This was referred back to the TPC by the Town Board because there are some questions about required road frontage for the new lot being created. The TPC reviews their decision again and agrees by consensus that their original decision stands, with the caveat that the 200' lot can be labeled an access easement.

**b. Report to Ashland County Presented on 10/9/14**

ZA distributes information provided to the Ashland County Zoning Committee at the meeting held on October 9.

**VIII. Future Agenda Items**

None at present.

**IX. Schedule Future Meetings**

The next meeting is scheduled for November 19, 2014 at 4:30 p.m.

**X. Adjournment**

G. Thury moves to adjourn. M. Denton seconds. All in favor. Motion carries. Meeting ends at 5:15 pm.

**Town Plan Commission DRAFT minutes respectfully submitted by Lisa Potswald, Planning and Zoning Administrator, on Thursday, November 6, 2014.**