

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
November 3, 2009**

Members present: T. Oberhaus, P. Kanter, C. Dundon, E. Gratz, M. Tagtow, G. Meyer and L. Cunningham

Also present: T. Barbeau, *Town Engineer*, P. Mortimer, *Code Enforcement Officer*, 4 citizens

First order of business: Call to Order
Chairman Oberhaus called the meeting to order at 7:04 p.m.

Second order of business: Minutes of October 6, 2009
MOTION MADE BY MS. DUNDON, SECONDED BY MR. MEYER TO APPROVE. MR. GRATZ ABSTAINED. MOTION CARRIED.

Third order of business: Communications (for discussion and possible action)
None

Fourth order of business: Unfinished Business
A. Prairie Hill Waldorf School, N14 W29143 Silvernail Road (tabled 9/1/09), Re: Consideration and action on request for an amendment of their Conditional Use permit to allow a storage building to remain on the property, clarification as to who is using the facility Sunday mornings and during the week, clarification of uses during the summer hours, revision to the review time period, construction of a windmill on school property as a special use structure and any other conditions deemed necessary for the operation of the school.

MOTION MADE BY MS. DUNDON, SECONDED BY MS. CUNNINGHAM TO REMOVE FROM THE TABLE. MOTION CARRIED.

The following suggested revisions to the subject document were discussed: Move condition "M" to the end of condition "B"; remove the first sentence in condition "O"; add the following to the 2nd sentence of condition "P": "or equal as approved by staff"; add the following to the end of condition "P": "from 20 feet as allowed in Town Code Section 17.03 6.D. for this accessory structure".

MOTION MADE BY MS. DUNDON TO RECOMMEND APPROVAL OF THE PRAIRIE HILL WALDORF CONDITIONAL USE, TO THE TOWN BOARD, DATED AND AMENDED ON 11/3/09. MOTION FAILED FOR LACK OF SECOND.

MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO RECOMMEND APPROVAL OF THE PRAIRIE HILL WALDORF CONDITIONAL USE, TO THE TOWN BOARD, AS PROPOSED IN ALL ASPECTS EXCEPT FOR PARAGRAPH P. MR. MEYER – YES, MS. DUNDON – NO, CHAIRMAN OBERHAUS – NO, MR. KANTER – YES, MS. CUNNINGHAM – NO, MR. TAGTOW – NO, MR. GRATZ - YES. MOTION FAILED.

MOTION MADE BY MS. DUNDON, SECONDED BY MS. CUNNINGHAM TO RECOMMEND APPROVAL OF THE PRAIRIE HILL WALDORF CONDITIONAL USE, TO THE TOWN BOARD, AS PRESENTED AND AMENDED ON 11/3/09. CHAIRMAN OBERHAUS – YES, MS. DUNDON – YES, MS. CUNNINGHAM – YES, MR. TAGTOW – YES, MR. MEYER – NO, MR. KANTER – NO, MR. GRATZ – NO. MOTION CARRIED.

Fifth order of business: New Business
A. Consideration of Zoning Code changes related to implementation time after approvals are granted and requirement for property owner's signature on applications and permits.

Engineer Barbeau stated that there is no language in the Town Code specifying the length of time any particular approval is good for. Discussion followed on the following: requiring that the project

be started 12 months from the date of approval; limiting how many times the permit can be renewed; fee for request of renewal; and, the Plan Commission would have the authority to extend the length of time. Engineer Barbeau stated that the Town Code or application form does not require the signature of the owner when applying to appear before the Plan Commission for approval. It was suggested that the co-applicants accept financial responsibility and/or the leaseholder put up a bond. Staff was directed to ask the Town Attorney whether or not these same restrictions could be imposed on any other proposals currently in progress.

Sixth order of business: Discussion - None

Seventh order of business: Announcements

A. Next Plan Commission meeting – Tuesday, December 1, 2009

Eighth order of business: Adjournment

**MOTION MADE BY MR. TAGTOW, SECONDED BY MR. GRATZ TO ADJOURN AT 8:05 P.M.
MOTION CARRIED.**

Respectfully submitted,

Mary T. Elsner, CMC, WCMC
Town Clerk/Treasurer

Minutes approved on January 5, 2010