

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
FEBRUARY 15, 2024 MEETING MINUTES**

President Jeanne Bellile called the meeting to order at 5:00 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Members present: Dave Moe, Tom Banker, Barry Hoff, Richard Gruenewald, Mike Bellile, Julie Arendt Vanden Heuvel, Ryan Hansch, and Roger Retzlaff.

Members absent: None

Officials/Staff present: Administrator Nathan Treadwell, Clerk-Treasurer Jane Booth, DPW Director Aaron Steber

Discussion and possible action on 1-15-2024 P&Z Commission minutes

Motion [Arendt Vanden Heuvel/Gruenewald] to approve the 1-15-24 meeting minutes. Roll call vote, ayes, nays, motion carried.

Public Hearing

Public Hearing on Conditional Use Permit CU-1-24 Life Point Church, Embarrass Street.

Motion [Retzlaff/Arendt Vanden Heuvel] to open the public hearing. Unanimous voice vote, motion carried.

Administrator Treadwell said that they tore down the parsonage and want to put in a multiuse building. The question came up as to if they would open it up to community use. Aaron Soto, pastor of LifePoint Church said it would be available for the community to use for graduations, baby showers and such.

Question was raised as to how much parking is required.

Inspector Paul Hanlon said there will have to be a drainage plan and discuss how the stormwater will be handled.

Close Public Hearing

Motion [Ardent Vanden Heuvel/Banker] to close the public hearing. The public hearing was closed at 5:08 p.m.

Discussion and possible action on Conditional Use Permit CU-1-24

Motion [Gruenewald/Arendt Vanden Heuvel] to make a recommendation CU-1-24 to send for approval to the Village Board with a drainage plan. Unanimous voice vote, motion carried.

Discussion and Possible action on Zero Lot Line in Two Family Residential

Administrator Treadwell said that he talked to David Kittel from Little Chute because they have a great zoning code. Our legal counsel suggested we redo the entire zoning code for the Village in the near future.

No action taken.

Discussion and Possible action on Comprehensive Plan update Draft 2

Administrator Treadwell said that this one has a lot of fun stuff that we need to update. The Parks are wrong, wrong names, parks that don't exist, Aaron and I will take care of this. The main thing to discuss is the Utility and rewording the water quality on page 1, this makes it seem like we have poor water quality in our lake. DPW Director Steber and I will update that section.

Strategies, any concerns?

Gruenewald asked if Nathan could explain the leapfrog development.

Administrator Treadwell said that it is basically saying that if we only had one business in an industrial park, we shouldn't do that because there wouldn't be enough to support the water and sewer hookup. Remove the wording leapfrog possibly. I do think we need to increase the water and sewer usage as it will relieve water bills in the future and any upgrades to the WWTP.

Inspector Hanlon said that once you get to phase 2 of Wildwind, the fire department then charges a different rate because there are no hydrants out there.

Gruenewald asked if we are going to require new developments to have parks or keep up with parks.

Arendt Vanden Heuvel said that it would be good if we required developers to have multi-modal way for people to get around, and or walk to school, etc.

Administrator Treadwell said that anything in here would have to be by ordinance.

Retzlaff said that sidewalks are important for homeowners, and the Village as far as upkeep, and if we decide to go that route, this room will fill up.

Administrator Treadwell said the under the Intergovernmental Cooperation remove the wording partnership with neighboring jurisdictions, I have a question on that one. Remove number 5 under the strategies as it is not needed or reword it. #6 on the next page is weird as well encourage collaboration and remove the wording work to avoid duplication. Under the land use section, a question came up as to the future land use. Under the neighborhood residential, they are making reference to row houses with 4 or more houses. At the next meeting there will be a representative that can answer all of our questions. March 14 next meeting date at 6:00 pm.

Any other topics for future discussion

Industrial Park Variances

Adjourn

Motion [Gruenewald/Arendt Vanden Heuvel] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 5:54 p.m.

Minutes submitted by,

Jane Booth, WCMC
Clerk-Treasurer.