

Town of New Hope Plan Commission Meeting Minutes

Town of New Hope Town Hall, 845 County Road T North, Amherst Junction

Wednesday, December 11, 2024

Re: Request to amend the Town of New Hope Comprehensive Plan

Commission Members Present: Todd Knepfel (Chair), Dan Zaborowski, Don Aanrud, Ray Reser
Chris Mrdutt (Planning & Zoning Coordinator)

Rezoning Request Applicants: Rhonda Fechter, Kevin Whipple (Surveyor), Erin Whipple

Guests: Ruth Aanrud, Debra Sisk, Helen Klimowicz, Liz Langer, Pat Quigley, Jennie Larson,
Nola Knight, Glenn Coenen, Paul Klein

1. Call to order. The meeting was called to order at 10:00 am by Chair Todd Knepfel.
2. Owners Larry and Rhonda Fechter petitioned for rezoning of a non-compliant lot: The request is to change the Future Land Use Map to rezone the 6.5-acre parcel 026-24-1015-12.13 from A1 (Exclusive Ag) to R1 (Rural/Urban Fringe Residence) and rezone 0.33 acres (included in parcel 026-24-1015-12.13) from R2 (Single Family Residence) to R1. Chris Mrdutt presented an overview of the property and the findings of the Portage County Planning and Zoning Dept. where this is an illegal non-conforming parcel. Rhonda Fechter read and submitted a statement (attached to original notes). Kevin Whipple (Surveyor) described his process. Discussion ensued.
3. The Town of New Hope Comprehensive Plan offered several options, laid out by Chris Mrdutt:
 - a. Keep the lot as is: the County would re-record the parcel as an out lot, unbuildable with no permits available.
 - b. Additional land could be added/swapped at the owners' discretion.

If the Fechters decide to alter their request:

- The Planning Commission would reconvene, and hear the updated request.
 - If approved by majority vote, the Commission make a recommendation to the Town Board to change the zoning for that parcel.
- A Public Hearing would be scheduled (with a class-1 notice published a minimum of 30 days prior to that meeting), immediately followed by a regular Town Board Meeting.
 - If a rezoning change is approved by the Town Board by majority vote, a Resolution and an Ordinance to change the Comprehensive Plan would be created, voted on by the Board.
 - Portage County Planning and Zoning would be notified, with proof of the action recorded in the minutes.

The current request is tabled until the Commission is notified by the Fechters, with Fechters and surrounding neighbors notified of the next meeting when scheduled.

4. Adjournment. Ray Reser moved to adjourn, seconded by Don Aanrud. Motion carried. Meeting was adjourned at 11:35 am.