

Exeter Planning Commission

Public Hearing

November 21, 2023

7:00PM

Attendance: Paul O'Connor, Mark Gundlach, Jeremy Biermeier, Ed Short, Chris Meier, and Clerk Dawn Sass

Public:

Public Hearing:

Town of Exeter has two requests for parcel subdivisions:

- 1) Jeff and Kate Hendrickson – to create a 3.3-acre parcel, located at N9385 County Highway CC, SE ¼ of SE ¼, Section 4, tax parcel 23014 0030.0000. Preliminary certified survey, road access on Fahey, 26.7 acres deed restricted. Patty Peterson - What is a floating deed restriction?

Motion to close Hendrickson Public Hearing (JB/MG), all in favor, motion carries 7:04 PM.

- 2) Kent and Sandy Klitzman – to create a 28-acre parcel, located at N8405 County Highway D, NW/SW ¼ of NW ¼, Section 23, tax parcel 23014 0156.5400. Prelim survey, existing drive on Hwy D, exemption for existing farmsteads on the tax roll – no deed restrictions. Created six lots previously, with a floating deed restriction. From 240 down to 170 acres, will have splits remaining. Not a minor subdivision. Silke Barrett asks for a map of division. David Barrett – what will the twenty acres become – still ag/residential. The twenty-eight acres can never be split again. The rest of the farm can be split. Frontage on Hwy D to Buol Rd. Patty Peterson – more than 5, should have been a plat not a CSM (they have six in less than 5 years). Ed – 15 acres or larger per county. Environmental survey was done as part of the CSM package. No more clusters until five years are up (2027). Dallas - Is there a maximum number of building sites – clustering thirty acres, three lots with frontage.

Motion to close Klitzman Public Hearing (MG/JB), all in favor, motion carries.

Public Hearing closed at 7:18PM.

Regular Planning Commission meeting – 7:18 PM

Approval of Minutes: Motion to approve minutes from June 20, 2023, meeting (JB/MG) all in favor, motion carries.

Public Input: Patty Peterson – why did we get notice this time, we are across the road. Paul – Green County does not require but we try to be more informative.

Old Business: Request by Badger Ridge HOA has been completed and all documentation has been received.

New Business:

Town of Exeter has two requests for parcel subdivisions:

- 1) Jeff and Kate Hendrickson – to create a 3.3-acre parcel, located at N9385 County Highway CC, SE ¼ of SE ¼, Section 4, tax parcel 23014 0030.0000. They will live in the new house and their grandson will move into the farmhouse to keep the farm running. The deed restricts 26.7 acres. Ed – driveway has already been approved by township. Is there a permit? **Motion to approve the request by Hendrickson's for a 3.3-acre parcel with a floating deed restriction on 26.7 acres (PO/MG)**, all in favor, motion carries.
- 2) Kent and Sandy Klitzman – to create a 28-acre parcel, located at N8405 County Highway D, NW/SW ¼ of NW ¼, Section 23, tax parcel 23014 0156.5400. Request falls under the allowable under the land use plan with no deed restriction. **Motion to approve the request to create a twenty-eight acre parcel separating off the existing farm buildings and additional acreage subject to the provision of separating the existing farmstead in the land use plan (PO/JB)**, all in favor, opposed, motion carries.

Adjourn: Motion to adjourn (CM/MG), all in favor, motion carries, adjourned at 7:27 PM.

Respectfully submitted,

Dawn Marie Sass

Plan Commission Secretary