

**TOWN OF LINN
PLAN COMMISSION
March 23, 2026 -7:00 P.M.
Linn Town Hall
W3728 Franklin Walsh St., Zenda 53195
In-person and Virtually**

MINUTES

Chairman Weiss called the meeting to order at 7:01 pm.

Roll Call: Mr. Palmer - Present, Mr. White- Present, Mr. Gardiner –Present, Dr. Zimmerman – Present, Mr. Theys –Present, Mr. Maloney-Present, Chairman Weiss- Present

R. Zimmerman/R. White motioned to approve the minutes. Motion Carried.

Review / possible action of zoning amendments, conditional use or variance requests:

CSM

A.Palmer /R. Zimmerman motioned to approve the proposed CSM. Motion Carried.

Mr. Palmer-yes, Mr. White-yes, Mr. Gardiner-yes, Dr. Zimmerman-yes, Mr. Theys-yes, Mr. Maloney-yes, Chairman Weiss-yes.

- Applicant Megan Theune-Bailargeon representing Ross Allen Owner of parcels I L 1800019, IMH 00175, IMH 00182 and IMH 00183, is requesting a Certified Survey Map for said listed parcels. Mr. Allen would like to split parcel I L 180019 into two lots (listed as Lots 1 & Lot 2). Mr. Allen would like to take Lot 1 and combine it with parcel IMH 00175 to create a new parcel. Mr. Allen would then like to take Lot 2 and combine it with parcels IMH 00182 and IMH 00183 to create a new parcel.

Megan Theune-Bailargeon of Lynch and Associates was present and spoke regarding the Allen application. Chairman Weiss asked if this property was in the Fontana ETZ. She stated that it was and that they already have approval from the Village. Initially Fontana had issues with this project, however, those have been worked out. Chairman Weiss would like written approval from Fontana for the April Town Board Meeting.

Draft Land Division and Subdivision Regulations – Discussion Only

Chairman Weiss said that he asked for this to be brought back to the Plan Commission as they haven't spoken about it since last June or July with Mr. Hurley. He would like to get it finalized at the Plan Commission level. Mr. Palmer asked if the Commission had gone through every single section of the document. Chairman Weiss said that they had, and they learned things through the process. It is a road map, and things can be changed down the line. But right now, we have no subdivision ordinance. People are going to be wanting to build in this area. We do not have sewer and water. The people here like the rural setting. Dr. Zimmerman said that we have

all of this beautiful farmland. The next generation is not going to want to deal with it. Also well and septic has advanced and would not be a deterrent to someone. Mr. Maloney asked if Linn has a minimum land amount required to build and Chairman Weiss answered no. Chairman Weiss also said that our Comprehensive Plan does talk about 2.5-5-acre parcels, and we have tried to stick with that. A subdivision is anything greater than four lots. Mr. Gardiner said that this gives us greater control. Mr. Gardiner said that it could be made effective immediately at the Town Board meeting. Mr. Palmer asked for one more month for everyone to read through this and revisit it at next month's meeting. Chairman Weiss asked that while reviewing the document, Commission members send in any questions to the Clerk's Office, and they can share them with everyone.

R. Zimmerman/P. Maloney motioned to adjourn at 7:19 PM. Motion Carried

Respectfully Submitted,



Molly Smith,

Town of Linn Deputy Clerk