

Approved 12/7/17

MEETING MINUTES

Little Suamico Plan Commission Regular Meeting

Little Suamico Town Hall

5964-A COUNTY RD S

THURSDAY, OCTOBER 5, 2017

6:00 P.M.

[www.townoflittlesuamico.com](http://www.townoflittlesuamico.com)

Plan Commission Members Present: Elmer Ragen, Brett Jensen, Guy Gooding, Keith Helmle, Don Girardi, Marcia Ellis and Ray Palonen

Plan Commission Members Absent: None

Plan Commission Consultant Present: Jim Frymark

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The opening meeting statement was read and the Little Suamico Plan Commission regular meeting was called to order at 6:00p.m. by Chair Ragen at the Town Hall. The agenda was properly posted to notice the meeting.

Business # 1: Approve the October 5, 2017 Agenda

- a. Change in Sequence-None
- b. Removal of Items-None

A motion to accept the agenda as presented was made by Gooding, seconded by Helmle. Motion carried, voice vote.

Business # 2: Approve the August 3, 2017 Meeting Minutes-A motion to approve the August 5, 2017 minutes as presented was made by Helmle, seconded by Jensen. Palonen abstained. Motion carried, voice vote.

Business # 3: James & Tara Arndt-to rezone parcel 024-202600212A2 from Agricultural to Residential Single Family located in the NW ¼ of the NE ¼ of Section 26, T26N, R20E-Action May Be Taken- Tara Arndt gave their presentation to the commission members for the rezone request to build a home on the site. A letter from Doug Allen was read in the record in favor for the rezone. No objections from the public were noted. Motion made by Helmle, second by Jensen to accept as presented and forward to the Town Board. Motion carried, voice vote.

Business #4: Jerome & Sara Arndt-to rezone parcel 024-202600212A1 from Agricultural to Residential Single Family located in the NW ¼ of the NE ¼ of Section 26, T26N, R20E-Action May Be Taken- Jerome Arndt presented to the commission members for the rezone request to build a home on the site. A letter from Doug Allen was read in the record in favor for the rezone. No objections from the public were noted. Motion made by Girardi, seconded by Jensen to accept as presented and forward to the Town Board. Motion carried, voice vote.

Business #5: Ronda Hugo, Hugo Rental & Mini Storage-Agent: Randy Loberger, Loberger Surveying and Design, LLC-request a land division located at 024-24131902241 & 024-131902441E in Section 19, T26N, R20E-Action May Be Taken-Randy Loberger gave his presentation on the land division request. Question regarding "grandfather clause" would still be in effect regarding lot line changes. Motion was made by Palonen, second by Girardi to forward on to the Oconto County following verification of the zoning. Motion carried, voice vote.

Business #6: Timberland 122 Development-Owner-Ronald Umentum -Development Agreement review for Timberland Estates, Second Addition, A Cty Plat, parcels 024-232902942 & 024-232902841 located in part of the NE/NW ¼ of the SE ¼ of Section 29, T26N, R20E-Action May Be Taken- Ronald Umentum President of Timberland 122 gave his presentation regarding the developer's agreement. Jim Frymark, Plan Commission Consultant, stated all items are complete in the developer's agreement to include the line of credit. A motion by Helmle, second by Girardi to accept the developer's agreement as presented. Motion carried, voice vote.

Business #7: Timberland 122 Development-Owner-Ronald Umentum -Final Plat review of Timberland Estates, Second Addition, A Cty Plat, parcels 024-232902942 & 024-232902841 located in part of the NE/NW ¼ of the SE ¼ of Section 29, T26N, R20E-Action May Be Taken- Plan commission members noted in business 7, item is a construction plan instead of a plat to approve. Motion from Helmle, second by Girardi to change business item to plan instead of plat, Motion carried, voice vote.

Ronald Umentum President of Timberland 122 gave his presentation along with Tonya from Mau Associates. Tonya stated the updated construction plans are with Cedar Corporation for review. Mike Trudell of 6418 Allen Rd, Sobieski stated in public comment his concerns regarding the delineation of the wetland fill permit for the road also questions on the DNR permit process. During deliberations, Frank Nowak of 6550 Allen Rd, Sobieski was speaking when the floor was closed for public comment. A motion was made by Palonen, second made by Gooding to approve the construction documents with the following conditions. Motion carried, voice vote. Ragen abstained.

1. Acceptable to Cedar Corporation approval on the adjustments to the construction plans with the Cul de sac and elevations
2. Town staff and Cedar Corp. to inspect road during and after construction. Road Inspection will be monitored for proper sub soil removal and replacement of stone. Contractor must provide a 48 hour notice to all parties involved
3. Letter of acceptance from Cedar Corp. for the changes of the construction documents

Business# 8: Announcements/General Information-No Action To Be Taken- Ray Palonen-Request developers follow timelines and due dates. Marcia Ellis-Item of discussion regarding the Comprehensive Plan.

Business# 9: Set Next Meeting Date- Next meeting will be held on November 2, 2017 at 6:00p.m.

Business #10: Adjournment- A motion to adjourn was made by Ellis, seconded by Jensen at 7:35p.m.

Respectfully Submitted by,  
Brett Jensen