

**VILLAGE OF TURTLE LAKE
PLANNING COMMISSION MINUTES
MAY 23RD, 2011**

Call to Order: Village President and Commission Chair Laurie Tarman called to order the meeting of the Turtle Lake Planning Commission at 5:06 p.m. on Monday, May 23rd, 2011.

Roll Call: Those present were as follows: Laurie Tarman, Andy Koenig, Carl Kleinschmidt, Cory Davis, Dennis Becker, and Sue Friday. Absent: None; Ken Mandley no longer on Commission as recently appointed as Village Trustee. Others present: Clerk Danielle Maxwell-Parker, Turner Reaney, resident and business owner, and Jill Strasser, Town of Beaver resident.

Review of Agenda: It was moved by Kleinschmidt and seconded by Friday to approve the agenda as presented.

Roll call vote: Yeas – all present. Nays – none. Motion carried.

Public Comment: None.

Unfinished Business: None.

New Business:

Business Developers Presentation – Tarman reviewed plans that had been presented to her by Infinity Real Estate, LLC, and potential growth from the current plans as immediate expansion has been considered. Director Davis shared on plans for cold storage. It was noted that the developer is environmentally conscious and has considered installing a wind turbine. Clerk Maxwell-Parker suggested that the Village address turbines and other alternative energy sources as “green” initiatives continue in the industrial, commercial, and residential areas. A request of ordinance examples was sent out to municipalities in the region. Davis described that soil borings were taken and clay was found to comprise a majority of the soil. It was stated that a land agreement should include a stipulation regarding the additional space of the lot which is yet to be developed.

Maxwell-Parker explained the valuation and figures to be included in the agreement in which she verified with the Village Attorney as there are a number of variables with the manufacturing assessed value which is conducted by the State. It was noted that the cold storage building would potentially be the first building to be constructed. Tarman briefly reviewed possible incentives available for development. She asked if there were any concerns regarding the project; there were no voiced concerns or issues from members.

Keith Duffee of Duffee’s Construction was not available to present. Davis described conversations with Duffee in regards to utility ties; he stated that sewer was available and water is available along the highway of which he marked. Maxwell-Parker shared her knowledge of the project.

Discussion & Consideration of US Hwy. 8 & Hwy. 63 Proposed South Bypass by WI

Department of Transportation – Maps were distributed and discussed.

It was moved by Tarman and seconded by Koenig to contact Jim Koenig of WisDOT to request more information and a presentation regarding changes to the bypass.

Roll call vote: Yeas – all present. Nays – none. Motion carried.

Consideration to Recommend a Schedule for Improvements in TID #3 to Plan for Future

Development in the Park – Davis described how the Village needs to construct a road to the water tower; he explained the original plan of the street and infrastructure along the extended Industrial Avenue which would be looped to a frontage road along Highway 63 South. He explained the needs and abilities of the sewer and water utility with gravity effects on the lines. Tarman described the current bid process on the Tower Road and sewer and water utility improvements. There was a

question of urgency of the Tower Road if it is no longer to be used by developers. There was also brief discussion of air permits and parameters. Discussion ensued of how the Village was proactive with the installation of Western Boulevard and infrastructure available for development.

It was the consensus of the Commission to discard priority for a berm, fence, etc. unless it is found to be absolutely necessary, to construct the Tower Road only if required for development. It was also the consensus that the sewer and water utility infrastructure is the main priority. It was noted that Cemetery Avenue is posted by the Town of Beaver prohibiting heavy trucks. There was brief discussion of looping a road without curb and gutter, which would be considered "green." It was noted that the road and natural grade would be considered as development progresses.

Adjournment: It was moved by Becker and seconded by Davis to adjourn the meeting at 6:32 p.m.

Roll call vote: Yeas – all present. Nays – none. Motion carried.

Prepared by:
Danielle E. Maxwell-Parker
Village Clerk