

**Town of Lake Holcombe
Planning Committee Meeting Minutes
October 30, 2023, 7:00 p.m. @ Lake Holcombe Town Hall**

1. Call to Order & Roll Call

- a. Meeting Called to Order by Chairperson Tom Rocque at 7:00pm
- b. Roll Call - Tom Rocque, Supervisor Dave Staudacher, Darrell Hornick, Bill Kochevar, Randy Crank, and Mark Cigan present
- c. Others in attendance: Susan Badtke (WCWRPC) and Duane Schulze (Town Sanitary District Operator)

2. Recited Pledge of Allegiance

3. Review and approve minutes from September 18, 2023, meeting.

- a. Minutes were discussed and a motion by Darrell Hornick and seconded by Bill Kochevar to approve. All approved with no changes.

4. Recap from Meeting 4

- a. Susan did a high-level review of the items that were discussed at the September 18, 2023, meeting. There were no issues or questions from the Committee related to these items.

5. Review and recommendation on draft Town of Lake Holcombe Outdoor Recreation Plan

- a. Susan provided an overview of the draft Town of Lake Holcombe Outdoor Recreation Plan, noting that the Plan is a prerequisite for many of the grant programs through WI DNR.
- b. Motion made by Darrell Hornick and seconded by Tom Rocque to recommend approval of the Town of Lake Holcombe Outdoor Recreation Plan to the Chippewa County Pan, as drafted.
 - i. All approved with Dave Staudacher abstaining (noting that he will take action on the plan at the Town Board level).

6. Review and discuss draft Agricultural and Natural Resources Goals, Objectives, Policies, and Recommendations

- a. Duane (Town Sanitary Operator) informed the Committee that the Town needs to find a farm field to put sludge on as the DNR is requesting the Town to separate out more phosphorus, so sludge needs to be hauled out and disposed of.
- b. He also brought up that another sanitation district operator is needed. This would be a part-time position and takes about a year to train.

7. Review and discuss draft Cultural/Historic Resources Goals, Objectives, Policies, and Recommendations

- a. Susan presented the draft Cultural/Historical Resources Goals, Objectives, Policies and Strategies to the Committee for discussion.
- b. The Committee reviewed and had no changes.

8. Review and discuss draft Economic Development Goals, Objectives, Policies, and Recommendations

- a. Susan presented the draft Economic Development Goals, Objectives, Policies and Strategies to the Committee for discussion.
- b. The Committee reviewed and had no changes.

9. Discuss Land Use element.

- a. Susan provided an overview of the land use element, including the draft land use map.
- b. Review of Land Use map
 - i. Hornick suggested a change to the map to outline Entwood golf course.
- c. Discussion of Land Use Issues & Policies
 - i. A Town building permit is currently needed when alterations are more than \$4,000.
 - ii. The Town also has a junk ordinance that is enforced by the Town Board on a complaint basis.
 - iii. The Plan could include that the Town consider adopting ordinances such as UTV, nuisance, noise, and other ordinance but after discussion the Committee did not suggest the addition of such ordinances.
 - iv. Chair Rocque commented that it needs to be clear in the Plan what we mean by “development” because I don’t think the Town should regulate a guy trying to remodel or expand his garage, but we might want to consider other issues that affect quality of life and property values.
 - v. Discussion on campgrounds – the community survey results indicate a desire by many respondents to limit both new and expanding campgrounds.
 - 1. Committee members discussed the impacts of campgrounds on the community, but also the economic benefits that campground users bring to the local economy.
 - 2. It was discussed that boat and ATV/UTV users bring in a lot of business to local bars and restaurants.
 - vi. Zoning Discussion

1. Susan presented an overview of zoning, noting that it is a regulatory tool used to implement a comprehensive plan.
2. In general, the committee seemed in agreement that it did not want to recommend the Town pursue zoning. Chair Rocque stated that the plan could suggest that zoning and other implementation tools be reviewed and considered during the annual plan review.
3. Darrell Hornick commented that the Town should have some rules in place.
4. Bill Kochevar commented that maybe the Town just wants to stay the same over the next 20 years.

10. Discuss Intergovernmental Coordination element.

- a. Susan provided an overview of the intergovernmental coordination element.
- b. It was suggested to work with other communities, associations, and groups in the area on shared resources and projects.

11. Discuss Implementation element.

- a. Comprehensive Land plan should be reviewed annually but Town Board or current Comprehensive Land Plan Broad.
- b. The Comprehensive Land plan can be altered, and Susan suggested that it only be on 5-year increments but can be more or less often if needed.

12. Next steps December Committee meeting date.

- a. Meeting set for 7:00 Monday December 4th at Lake Holcombe Town Hall

13. Adjourn

- a. Meeting was adjourned at 9:19pm
- b. Dave Staudacher made a motion to adjourn, and Bill Kochevar seconded. All approved.

Minutes approved by Planning Committee on December 4, 2023