

**TOWN OF CRESCENT
MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, JANUARY 22, 2025
7:00P.M., CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:02 p.m. at the Crescent Town Hall. The meeting has been properly posted and distributed in accordance with the Wisconsin Open Meeting law and the facility is handicap accessible.

Committee members present: Michael Pazdernik, Chair, David Holperin, Secretary, Connie Anderson, Niina Baum, Jonathan Jacobson. Absent: Jim Altenburg, Lindsay Novak. No additional attendees.

Approval of the Agenda: Motion to approve by Baum, second by Jacobson. Aye: all. Nay: none. Motion carries.

Approval of Minutes: Motion to approve minutes of the December 18, 2024 meeting made by Baum, second by Anderson. Aye: all. Nay: none. Motion carried.

Public Comment: None

Discussion/Recommendation: CSM Parcel Split

Professional Surveyor Jon Bandow had submitted a survey on behalf of Longview Forestry LLC to create a 2.7-acre parcel in the NW corner of the field along Crescent Road further described as; Part of Government Lots 3 & 5, Section 20, T36N, R8E, PIN CR 259-2, to be otherwise known as 2689 Apple Lane, Town of Crescent. The committee reviewed and discussed the submitted documents, a motion to recommend approval by the Town of Crescent Board was made by Jacobson, second by Baum. Aye: all; Nay: none. Motion carried.

Discussion: Chapter 3 of the Comprehensive Land Use Plan

Jacobson gave each committee member a summary sheet of the results of the citizen survey from the land use plan as specific to our discussion, and another summary sheet of each of goals, objectives, and policies from each chapter as specific to our ongoing discussion of potentially establishing guidelines for future land use. The committee continued to discuss the options available for establishing certain protections to the township from developments or projects or land use that the vast majority of residents would consider highly objectionable.

In the absence of zoning in the township, the committee continues to weigh its other options. One of those discussed was establishing ordinances. In the course of that discussion Chair Pazdernik revealed that in a discussion with Oneida County Director of Zoning Karl Jenrich he was informed that all other townships in Oneida County have adopted Oneida County Zoning as their guiding principles for township zoning, with the exception of our township and Township of Sugar Camp. Pazdernik also included that townships can, at their discretion, create additional specific ordinances that might be more restrictive where appropriate beyond the rules and regulations contained within the Oneida County Zoning document (which is quite thick). Discussion of ordinances followed.

It was suggested that each of us should review the Oneida County Zoning manual that is available online before getting too much further into future discussions of what is best for Town of Crescent. If we should begin to consider additional ordinances, there is a resource available through the "Regional Township Association", which we believe is located in Shawno for our township. We need to learn more about that as an option.

Jacobson submitted that we may want to start by compiling a list of the most objectionable kinds of potential developments, projects, or uses of land that might negatively affect our township and the residents thereof. Pazdernik revealed that the Town of Presque Isle has a fairly well documented list of ordinances that they have adopted for their land governance. Jacobson offered to send a Pdf of that document to each committee member.

Pazdernik mentioned that we are trying to obtain a wall map of the county so that we can use it as a reference in future meetings. He is still working on that.

Holperin suggested we dedicate the next several meetings to learning more about ordinances, and, that for the next meeting (February) each committee member brings forth a short list of five of the most objectionable land uses that they can think of, and then we use that as a starting point to consider if the development of ordinances might be appropriate for our township. Further, we will also need to become familiar with the kinds of content that go in to an ordinance, specific language required, how to draft them (process) and the specificity needed.

Our next meeting is scheduled for Wednesday, February 19. As a homework assignment each member could review the online version of Oneida County Zoning, review the Town of Presque Isle ordinances, and come up with their list of five issues (from above).

Motion to Adjourn: Motion to adjourn by Holperin, seconded by Jacobson. Aye: all. Nay: none. Motion carried; meeting adjourned at 8:12 p.m.