

**TOWN PLAN COMMISSION MEETING
WEDNESDAY, DECEMBER 21, 2022
7:00 PM, CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:07 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; Jim Altenburg, Connie Anderson, and Jonathan Jacobson.
Absent: Niina Baum and Lindsay Novak.

Approval of the agenda: Motion by Anderson, second by Altenburg. Aye: all.
Nay: none

Approval of Minutes: Motion to approve the Minutes of the November 9, 2022 meeting by Anderson, second by Jacobson. Aye: all. Nay: none.

Discussion/Decision: Town of Crescent Land Use Plan, focusing on Chapters One and Nine.

We once again began a robust discussion of the issues and areas of interest that might be important to these chapters, and throughout the session worked towards completing a workable set of goals, objectives, and policies for each. The evening guide was Jonathan Jacobson.

Chapter One: Issues & Opportunities

The discussion focused on how best to make this chapter an introductory one for all of the following seven chapters that we have already completed our work on. We agreed that it was still important to retain much of the history and demographic data of the township but of course, it must be updated (to be done with assistance from North Central Wisconsin Regional Planning Commission, NCWRPC). Group sentiment was that we should include a few new areas important to the body of the plan (two examples, resource use and more

recreational facilities for the residents). The specific suggestions for inclusion are as follows:

In Section H of Chapter One, include a paragraph each on resources and recreation.

Under the paragraph addressing “Annexation” include language regarding Light Industrial planning and development.

Under the paragraph addressing “Hotels and Condos” include Tourist Room Housing (TRH) issues, as well as low income, senior, and multi-family housing.

Goals:

1. Retain a flow of current and relevant data regarding the township

Objectives:

1. Seek demographic changes and trends (state/county/local) from appropriate sources

Policies:

1. Annually track trend lines in town growth (new housing starts, new driveways, new septic, et. al.)
2. Make updates available to all TofC residents.

Chapter Nine:

This chapter is designed to be a catch-all conclusion; more or less a “mission statement” that portends to serve as a call to action. We had much discussion as to how best to design this chapter. Our summation was to use much of what was there from the prior plan but add the following:

Goals:

1. Get the final plan adopted by the TofC Board with final acceptance by The appropriate state oversight agency.

Objectives:

1. Hold public hearings or “listening sessions” with the TofC residents on a draft of the proposed plan
2. Pursue TofC Board adoption of a final plan
3. Submit the board–approved final plan to the appropriate state agency

Policies:

1. Planning Committee continues to meet on a regular basis, addressing priorities within the final plan, and working to complete each of the goals, objectives, and policies contained in the final draft of the plan.
2. Town Board continues to make the Township Land Use Plan a priority item for their regular meetings and to hold the town planning committee accountable for future performance and achievement.

We discussed what comes next. We are essentially prepared to turn over the document to NCWRPC so that they can more fully review and update the plan using all of our inputs gathered from the body of our work that was done over the course of all of our 2022 meetings. David agreed to provide a summary sheet that will capture the most salient data from each chapter, essentially creating a brief of all the goals, objectives, and policies from all chapters.

Our next meeting is scheduled for January 18, 2023. At that meeting we can review any permit applications that are submitted and then if there is still time, we can discuss how we want to structure our time and attention in 2023. It is expected that we will get periodic drafts of the work being done by NCWRPC throughout the first and second quarter of 2023, from which we can do additions/deletions/ modifications. We are currently expecting the final draft to be complete by mid–2023.

Motion to Adjourn: Motion by Holperin, second by Altenberg. Ayes: all
Nays: none. Meeting adjourned 8:15pm.