

**TOWN PLAN COMMISSION MEETING  
WEDNESDAY, SEPTEMBER 27, 2023  
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, Jonathan Jacobson, Lindsay Novak. Additional guests: Dennis Lawrence, Supervisor of the North Central Wisconsin Regional Planning Center (NCWRPC); Robb Jensen, Town of Crescent Board Chair  
**Absent:** Connie Anderson, Niina Baum

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

**Approval of Minutes:** Motion to approve the Minutes of the August 23, 2023 meeting by Holperin, second by Jacobson. Aye: all. Nay: none.

**Discussion/Decision:** Town of Crescent Comprehensive Land Use Plan

Pazdernik ceded the floor to Dennis Lawrence to walk us through three individual items. First, the results of the citizen survey (taken as a means to acquire community feedback on issues important to a small township). Second, Mr. Lawrence introduced the full draft of the town plan that our committee has been working on since our re-inception. Third, we would be informed of the 'Adoption Process' for the plan rollout.

On the survey, we were told that approximately 218 responses were received (from approximately 1,400 potential total surveys). Response highlights included keeping taxes low, preserving open spaces, not limiting acreage for new housing sub-divisions or areas for more housing density, and more. The

survey results themselves will become a part of the final draft of the plan as an appendix item. We engaged in some discussion about the survey.

Next was the Town Plan. [We had each been given a copy for review prior to the meeting.] Mr. Lawrence simply asked if there were any areas of focus rather than going through each chapter. Most present indicated that they had reviewed it and so there weren't specific areas that needed much review. Novak spoke of the quality of the maps, some discussion took place on zoning and some on housing. With respect to Chapter 3, Housing, Mr. Lawrence asked if we wanted to expand the final "Policies" heading where it currently has only one phrase that indicates, "To Be Determined". There was discussion among the committee, and in the end Holperin submitted one additional phrase that addressed the need for more research and data by the committee before adding more "policies" statements. This too shall be a "To Be Determined" item. There were only brief comments on the rest of the document by Lawrence. Robb Jensen interjected that he noticed some of the "objectives" and "policies" statements in various chapters contained the word "shall" (as in, "the board shall consider such and such .....") and he indicated that this would be inappropriate coming from a committee level. Mr. Lawrence indicated that his staff will review these and amend the language so as to conform to the standards that are applied to all township plans.

Lastly, we were introduced to the adoption process for the Town Plan document. We received a handout from Mr. Lawrence, he reviewed the first page which contained the pertinent material, and asked for questions. There were none. This portion of the meeting was quite brief.

It was determined that we should meet before the Town Board meets in the month of October, as there was an item in the adoption process instructions that made it favorable to do so for expediency purposes. We agreed our next meeting will be on Thursday, October 5<sup>th</sup>, at 5:00pm.

**Motion to Adjourn:** Motion made by Holperin, second by Altenburg. Aye: all. Nay: none. Meeting adjourned at 7:57pm.